

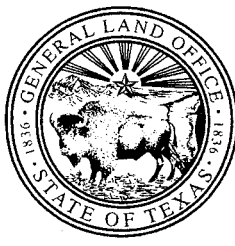
Real Property Evaluation Reports

Texas Parks & Wildlife Department



**For the 79th Legislature
Prepared by
Texas General Land Office
Jerry Patterson, Commissioner**

TEXAS



GENERAL LAND OFFICE

JERRY PATTERSON, COMMISSIONER

September 1, 2006

The Office of the Governor

The Office of the
Lieutenant Governor

The Office of the
Speaker of the House of Representatives

Members, Texas Senate and House of Representatives
79th Legislature

I am pleased to present the final report of the Asset Management Division, Texas General Land Office, evaluating the real property assets of the Texas Department of Agriculture, Texas Department of Criminal Justice, Texas Department of Public Safety, Texas Parks and Wildlife Department, Texas State Library & Archives Commission, and Texas Youth Commission.

This report is mandated by the Texas Natural Resources Code, Sections 31.157, et seq. The report analyzes market value and highest and best use of the evaluated properties and contains recommendations to assist legislators in making appropriate land-use decisions.

Report information is based on economic conditions at the time of appraisal and may change with fluctuations in the market.

Please contact me if you have any questions or would like additional information.

Sincerely,

JERRY PATTERSON
Commissioner, General Land Office

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OVERVIEW

THE EVALUATION PROCESS

AN OVERVIEW



CONTENTS

This report contains evaluations of state real property for the following agency:

- ◆ Texas Parks and Wildlife Department

Agency Summaries

Each report begins with an agency summary containing the following:

Background/Authorities:

The agency's enabling legislation, operational mission, and real property management procedure.

Real Property Assets:

The agency's real property holdings including function, location, size, physical and legal characteristics.

GLO Analysis and Recommendations

Following summary is an analysis of salient real property factors and GLO's recommendations regarding future disposition of the property. Recommendations are based on the following:

- ◆ an examination of appraisal data
- ◆ on-site inspections by evaluation staff
- ◆ legal and physical limitations
- ◆ need for the property by other state agencies
- ◆ market conditions; and/or
- ◆ other factors influencing the value of the property to the state

Texas Building and Procurement Commission Recommendations

Before publication, real property evaluation reports are submitted to the Texas Building and Procurement Commission (TBPC) to determine whether any reviewed properties are needed by other state agencies. Any TBPC staff comments are included in the agency's summary section of the report and are attached to the specific site analysis.

EVALUATION REPORTS

**TEXAS PARKS & WILDLIFE
DEPARTMENT
AGENCY SUMMARY**



Agency Summary

Background/Authorities

The Texas Parks and Wildlife Department (TPWD) provides outdoor recreational opportunities by managing and protecting wildlife and wildlife habitat and acquiring and managing parklands and historic areas. TPWD inherited the functions of many state entities created to protect Texas natural resources. In 1895 the legislature created the Fish and Oyster Commission to regulate the fishing industry. The Game Department was added to the Commission in 1907. The State Parks Board was created as a separate entity in 1923. In the 1930's, projects of the Federal Civilian Conservation Corps added substantially to the State's parklands. In 1951, the term oyster was dropped from the wildlife agency's name, and in 1963, the Parks Board and Game and Fish Commission were merged to form the Texas Parks and Wildlife Department. The legislature placed authority for managing the fish and wildlife resources in all Texas counties with the TPWD when it passed the Wildlife Conservation Act of 1983.

TPWD responsibilities include the protection and promotion of the State's natural and cultural heritage; to provide opportunities for outdoor recreation; to promote education; research, and stewardship of environmental and cultural resources; and to promote the

conservation of natural, cultural, and recreational resources.

An executive director, who carries out the policies, set by the Texas Park and Wildlife Commission, heads TPWD. The Commission is comprised of nine members, appointed (to overlapping six-year terms) by the Governor, with the advice and consent of the senate.

The organizational structure of TPWD includes the executive office and 10 divisions:

- Wildlife
- Coastal Fisheries
- Inland Fisheries
- Law Enforcement
- State Parks
- Infrastructure
- Communication
- Administrative Resources
- Human Resources
- Information Technology

Mission

The mission of the Texas Parks and Wildlife Department is to manage and conserve the natural and cultural resources of Texas for the enjoyment of present and future generations. The Department regulates hunting, fishing,



Texas General Land Office

and boating; operates state parks; preserves cultural and historical sites; manages both game and non-game fish and wildlife; protects natural resources; promotes outdoor interests, and many other tasks. TPWD customers are hunters, anglers, campers, boaters, hikers, bird watchers, nature photographers, mountain bikers, rock climbers, history buffs, river rafters, and other outdoor activities. While their pursuits are diverse, their common bond is an interest in nature.

TPWD Evaluation Consideration

The Texas Parks and Wildlife Department possesses a wide range of real property holdings as well as a broad scope of responsibility over the use of its property.

TPWD's purpose is to acquire, protect, conserve, and enhance the state's natural, historical, and recreational resources for present and future use and enjoyment of all Texas citizens. TPWD measures successful utilization in terms of preservation efforts, and stresses quality of life and resource protection. It has not historically measured the success of its operations in terms of intensity of use or commercial return. Therefore, TPWD land use is in partial contradiction to the GLO mandate to consider economic highest and best use in evaluating real property. The inherent conflict between GLO use and value measurements and TPWD philosophy and objects creates a paradox in the evaluation process. GLO

has approached this conflict by incorporating TPWD mandates and mission as a decisive factor in generating the land use recommendations.

Property Management

The Director of the Texas Parks and Wildlife Department may, with the approval of the Parks and Wildlife Commission, sell, lease, or exchange real property that is no longer suitable for the purpose for which it was acquired (Parks and Wildlife Act Sec. 11.001). Additionally, H.B. 2108 and S.B. 872 further expands TPWD's ability to dispose of real property no longer needed by the agency by allowing TPWD to provide funds to local governments when they agree to assume responsibility for Department facilities.

Real Property Assets

GLO completed evaluations on 177 TPWD tracts throughout the state. Under Texas Natural Resources Code, Section 31.151, et seq., each state agency is mandated to maintain records of all owned real property and report the information to the GLO Asset Management Division for review and record keeping. Other than a few minor changes in acreage amounts or name changes, TPWD has done a very good job of complying with these requirements.



GLO Recommendations

GLO makes land-use recommendations to sell or lease the following TPWD properties: Austin Training Academy, Eagle Mountain Lake State Park, and part of McKinney Falls State Headquarters.

AGENCY COMMENTS

The agency reported discrepancies in the acreage of two properties. The discrepancies were slight and the GLO changed the numbers to reflect TPWD's request.

TPWD also changed the name of the Jose Antonio Navarro State Historic Site to the Casa Navarro State Historic Site.

TEXAS BUILDING AND PROCUREMENT COMMISSION COMMENTS

No comments were received from TBPC regarding the Texas Parks and Wildlife Department properties.

TPWD Properties to be Recommended

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value	Acres Recommended	Value of Acres Recommended
134	Austin Training Academy	Training Facility	Residential or Light Industrial/Office Development	4.24	\$625,000.00	4.24	\$335,000.00
33	Eagle Mountain Lake State Park	Unused by the Department	Residential Development	400.71	\$9,200,000.00	400.71	\$9,200,000.00
72	*McKinney Falls Park/Regional Headquarters	State Park/Headquarters	State Park/Headquarters/Office or Light Industrial	715.47	\$17,850,000.00	13	\$304,000.00
Total: 2 + 1 partial site				1,120.42	\$27,675,000.00	417.95	\$9,839,000.00

*Partial Sites – Value of acres recommended reflect the per acre value of the entire site from the original appraisal. New appraisals must obtain prior to the sale of specific tracts.

TPWD Properties to be Retained

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
153	A. E. Wood Fish Hatchery	Fish Hatchery	Fish Hatchery	118.38	\$17,980,000.00
100	Abilene State Recreation Area	State Park	State Park	529.35	\$1,109,000.00
2109	Alazan Bayou WMA	Wildlife Management Area	Wildlife Management Area	2,062.47	\$2,165,000.00
2489	Artificial Reef Staging Area/Brazoria County Pier	Fishing Pier	Fishing Pier	2.44	\$75,000.00
2085	Atkinson Island WMA	Wildlife Management Area	Wildlife Management Area	151.96	\$182,000.00
110	Balmorhea State Recreation Area	State Recreation Area	State Recreation Area	45.9	\$347,000.00
97	Bastrop State Park	State Park	State Park	6,185.89	\$13,881,125.00
2246	Big Bend Ranch State Park	State Park	State Park	302,570.48	\$34,417,000.00
2052	Big Lake Bottom WMA	Wildlife Management Area	Wildlife Management Area	4,539.61	\$2,202,000.00
104	Big Spring State Recreation Area	Recreational Area	Recreational Area	370.25	\$297,200.00
150	Black Gap WMA	Wildlife Management Area	Wildlife Management Area	102,202.53	\$15,000,000.00
122	Blanco State Park	State Park	State Park	104.65	\$1,280,000.00
2277	Boca Chica State Park Wildlife Refuge	State Park/Wildlife Preserve	State Park/Wildlife Preserve	1,292.22	\$7,190,000.00
99	Bonham State Park	State Park	State Park	261.00	\$1,017,000.00
1939	Brazoria County Access	State Park	State Park	16.86	\$910,000.00
46	Brazos Bend State Park	State Park	State Park	4,975.04	\$4,467,000.00

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
125	Buescher St Park	State Park	State Park	1,016.68	\$2,596,595.00
103	Caddo Lake State Park	State Park	State Park	7,303.69	\$4,129,000.00
59	Caddoan Mounds State Historic Site	State Historic Park	State Historic Park	93.54	\$303,391.00
2051	Candy Abshire WMA	Wildlife Management Area	Wildlife Management Area	208.77	\$146,639.00
58	Caprock Canyon State Park	State Park	State Park	13,960.64	\$5,981,000.00
2265	Caprock Canyon Trailways	State Recreation Area	State Recreation Area	1,200.00	\$508,000.00
133	Chaparral WMA	Wildlife Management Area	Wildlife Management Area	15,200.00	\$13,950,000.00
2300	Chinati Mountain Natural Area	State Natural Area	State Natural Area	37,885.41	\$1,500,000.00
127	Cleburne State Park	State Park	State Park	528.77	\$1,876,688.00
27	Colorado Bend State Park	State Park	State Park	5,328.26	\$10,535,279.00
29	Confederate Reunion Ground Historic Park	Historical State Park	Historical State Park	77.05	\$115,000.00
73	Copper Breaks State Park	State Park	State Park	1,920.00	\$1,428,415.00
2448	Corpus Christi Wildlife Refuge	Wildlife Refuge/Treatment Plant Site	Wildlife Refuge/Treatment Plant Site	50.00	\$65,000.00
119	Daingerfield State Park	State Park	State Park	506.91	\$1,900,000.00
30	Davis Hill State Park	State Park	State Park	1,738.34	\$957,000.00
109	Davis Mountains State Park	State Park	State Park	2,708.90	\$1,987,297.00
85	De Zavala Historic Site	Historical Site	Historical Site	1.00	\$0.00
2005	Devil's River Ranch State Park	State Park	State Park	19,988.63	\$5,400,000.00
19	Devil's Sinkhole Natural Area	State Park/Natural Area	State Park/Natural Area	1,859.67	\$1,209,000.00
2431	Dickinson Regional Office	Regional Office	Regional Office	3.62	\$820,000.00
78	Dinosaur Valley State Park	State Park	State Park	1,587.38	\$3,952,316.00
162	Dundee Fish Hatchery	Fish Hatchery	Fish Hatchery	142.50	\$5,846,675.00
144	East Texas Ecological Education Center	Regional Offices/Nature Reserve	Regional Offices/Nature Reserve	82.50	\$1,014,900.00
88	Eisenhower Birthplace Historic Site	Historic State Park	Historic State Park	5.52	\$182,606.00
20	Elephant Mountain State Park	Recreational/Wildlife Management	Recreational/Wildlife Management	23,146.70	\$5,935,000.00
38	Enchanted Rock State Natural Area	State Park and Natural Area	State Park and Natural Area	1,643.50	\$4,933,415.00
63	Falcon State Recreation Area	State Park	State Park	563.15	\$1,180,000.00
84	Fannin Battleground Historic Site	State Historic Park	State Historic Park	13.62	\$88,000.00
41	Fanthorp Inn State Historic Site	Historical State Park	Historical State Park	1.43	\$59,876.00

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
18	Fort Boggy Creek State Park	Historic State Park	Historic State Park	1,847.00	\$1,885,000.00
114	Fort Griffin State Historic Site	State Historical Site	State Historical Site	506.95	\$695,000.00
80	Fort Lancaster State Historic Site	State Historic Site	State Historic Site	81.57	\$164,000.00
82	Fort Leaton State Historic Park	State Historic Park	State Historic Park	27.10	\$138,300.00
81	Fort McKavett State Historic Site	State Historic Site	State Historic Site	79.53	\$305,000.00
108	Fort Parker State Recreation Area	Historic State Park	Historic State Park	1,448.29	\$1,160,000.00
79	Fort Richardson State Historic Park	State Historic Park	State Historic Park	425.19	\$779,000.00
37	Fort Worth State Fish Hatchery	Fish Hatchery	Fish Hatchery	61.26	\$494,020.00
32	Franklin Mountains/Wyler Aerial Tramway	State Park/Tramway	State Park/Tramway	24,360.89	\$10,218,000.00
53	Fulton Mansion State Historic Structure	Historic State Park	Historic State Park	2.32	\$1,175,000.00
75	Galveston Island State Park	State Park	State Park	1,933.51	\$17,279,993.00
106	Garner State Park	State Park	State Park	1,484.44	\$7,285,000.00
87	Goliad SHP/General Zaragosa Birthplace	Historic Site	Historic Site	2.65	\$13,250.00
96	Goliad State Historic Park	Historic State Park	Historic State Park	185.65	\$570,000.00
70	Goliad State Park - Mission Rosario Unit	State Historic Site	State Historic Site	4.77	\$24,000.00
128	Goose Island State Park	State Park	State Park	321.40	\$1,522,000.00
2264	Government Canyon State Natural Area	State Natural Area	State Natural Area	8,494.17	\$45,550,000.00
22	Guadalupe Delta WMA	State Park	State Park	7,239.77	\$5,019,000.00
60	Guadalupe River State Park	State Park	State Park	1,936.47	\$15,490,000.00
149	Gus Engling WMA	Wildlife Management Area	Wildlife Management Area	10,959.55	\$8,801,031.00
2096	Heart of the Hills Ctr/Stockmans Spring Protected Area	Research Center	Research Center	250.00	\$1,064,000.00
159	Heart of the Hills Research Center	Research Center/Fish Hatchery	Research Center/Fish Hatchery	55.84	\$946,000.00
40	Hill Country Natural Area	Natural Area	Natural Area	5,369.85	\$8,300,000.00
24	Honey Creek Natural Area	Natural Area	Residential Development/State Natural Area	2,293.67	\$11,660,000.00
77	Hueco Tanks State Historic Park	Historical State Park	Historical State Park	860.34	\$994,000.00
117	Huntsville State Park	State Park	State Park	2,083.15	\$4,411,775.00
126	Inks Lake State Park	State Park	State Park	1,201.03	\$8,795,318.00

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
141	J. D. Murphree WMA	Wildlife Management Area	Wildlife Management Area	23,760.81	\$11,038,618.00
158	Jasper State Fish Hatchery	State Fish Hatchery	State Fish Hatchery	219.25	\$484,212.00
55	Jose Antonio Navarro State Historic Site	State Historical Site	Office Development as Vacant	0.30	\$111,000.00
17	Keechi Creek WMA	Wildlife Management Area	Wildlife Management Area	1,500.18	\$834,300.00
148	Kerr WMA	Wildlife Management Area	Wildlife Management Area	6,459.88	\$9,473,000.00
131	Kerrville Regional Headquarters	Regional Office	Regional Office	1.48	\$425,000.00
1941	Kickapoo Caverns State Park	Archeological Site/State Park	Archeological Site/State Park	6,368.36	\$2,851,000.00
138	La Porte Region VIII Headquarters	Regional Headquarters	Regional Headquarters	0.76	\$175,000.00
74	Lake Arrowhead State Recreation Area	State Park	State Park	524.00	\$796,000.00
35	Lake Bob Sandlin State Park	State Park	State Park	639.75	\$3,268,000.00
112	Lake Brownwood State Recreation Area	State Park	State Park	537.50	\$2,600,000.00
2165	Lake Jackson Fish Hatchery	Fish Hatchery and Visitor Center	Fish Hatchery and Visitor Center	76.00	\$17,837,000.00
71	Lake Livingston State Recreation Area	State Recreation Area	State Recreation Area	635.52	\$2,507,321.00
49	Lake Mineral Wells State Park	State Park	State Park	3,008.52	\$9,556,954.00
2326	Lake Mineral Wells Trailway	Recreational Trailway	Recreational Trailway	273.98	\$1,988,598.00
62	Landmark Inn Historic Site	State Historic Park	Commercial/Residential	4.73	\$1,058,415.00
2038	Las Palomas WMA Anacua Unit	Wildlife Management Area	Wildlife Management Area	223.51	\$400,000.00
2301	Las Palomas WMA Arroyo Colorado Unit	Wildlife Management Area	Wildlife Management Area	505.93	\$1,100,000.00
2039	Las Palomas WMA Baird Unit	Wildlife Management Area	Wildlife Management Area	122.29	\$185,000.00
2040	Las Palomas WMA Carricitos Unit	Wildlife Management Area	Wildlife Management Area	117.85	\$400,000.00
2067	Las Palomas WMA Champion Unit	Wildlife Management Area	Wildlife Management Area	2.08	\$17,000.00
2288	Las Palomas WMA Chapote Unit	Wildlife Management Area	Wildlife Management Area	220.05	\$330,000.00
2272	Las Palomas WMA Ebony Unit	Wildlife Management Area	Wildlife Management Area	265.52	\$450,000.00
2041	Las Palomas WMA Frederick Unit	Wildlife Management Area	Wildlife Management Area	35.00	\$45,000.00
2050	Las Palomas WMA Kelly Unit	Wildlife Management Area	Wildlife Management Area	45.85	\$53,000.00
2271	Las Palomas WMA Kiskadee Unit	Wildlife Management Area	Wildlife Management Area	13.59	\$22,000.00
2271	Las Palomas WMA Kiskadee Unit	Wildlife Management Area	Wildlife Management Area	13.59	\$22,000.00
2049	Las Palomas WMA La Grulla Unit	Wildlife Management Area	Wildlife Management Area	136.07	\$190,000.00
2045	Las Palomas WMA	Wildlife Management	Wildlife Management	164.37	\$230,000.00

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
	La Prieta Unit	Area	Area		
2048	Las Palomas WMA Longoria Unit	Wildlife Management Area	Wildlife Management Area	373.89	\$642,480.00
2047	Las Palomas WMA McManus Unit	Wildlife Management Area	Wildlife Management Area	56.27	\$65,000.00
2046	Las Palomas WMA Penitas Unit	Wildlife Management Area	Wildlife Management Area	119.50	\$200,000.00
2036	Las Palomas WMA Taormina Unit	Wildlife Management Area	Wildlife Management Area	600.50	\$917,000.00
2044	Las Palomas WMA Tucker/DeShazo Unit	Wildlife Management Area	Wildlife Management Area	175.66	\$300,000.00
2043	Las Palomas WMA Voshell Unit	Wildlife Management Area	Wildlife Management Area	67.86	\$675,000.00
2463	Levi Jordan Plantation State Park	State Park	State Park	92.29	\$175,800.00
93	Lipantitlan State Park	Historical State Park	Historical State Park	5.00	\$25,000.00
92	Lloyd Bentsen State Park WBC	State Park/Birding Center	State Park/Birding Center	763.74	\$3,063,000.00
111	Lockhart State Park	State Park	State Park	264.16	\$1,511,963.00
123	Longhorn Cavern State Park	State Park and Archeological Site	State Park and Archeological Site	663.74	\$2,300,000.00
66	Lost Maples State Natural Area	State Natural Area	State Natural Area	2,174.17	\$7,316,000.00
1976	Lower Neches WMA	Wildlife Management Area	Wildlife Management Area	6,620.79	\$2,771,196.00
168	Lubbock Lake Landmark Regional Office	Office	Office	3.85	\$415,000.00
83	Lyndon B Johnson State Historic Park	State Park	State Park	717.94	\$6,700,000.00
28	M. O. Neasloney WMA	Wildlife Management Area	Wildlife Management Area	99.52	\$239,000.00
1977	Mad Island WMA	Wildlife Management Area	Wildlife Management Area	7,280.81	\$3,200,000.00
54	Magoffin Home State Historic Site	State Historical Site	State Historical Site	1.50	\$351,800.00
48	Martin Creek Lake State Recreation Area	Recreational Area	Recreational Area	286.86	\$930,488.00
2324	Mason Mountain WMA	Wildlife Management Area	Wildlife Management Area	5,300.79	\$6,955,600.00
139	Matador WMA	Wildlife Management Area	Wildlife Management Area	28,183.93	\$10,569,000.00
2444	McGillivray & Leona McKie Muse WMA	Wildlife Management Area	Wildlife Management Area	1,972.50	\$2,500,000.00
72	* McKinney Falls Park/Regional Headquarters	State Park/Headquarters	State Park/Headquarters/Office or Light Industrial	702.47	\$16,430,746.00
130	Meridian State Park	State Park	State Park	505.37	\$1,160,000.00
89	Mission Tejas State Historic Park	State Historical Park	State Historical Park	659.84	\$2,306,797.00
115	Monument Hill/Krieshe Brewery Historic Site	Historic Site/State Park	Historic Site/State Park	40.40	\$483,145.00
118	Mother Neff State Park	State Park	State Park	259.00	\$585,000.00
68	Mustang Island State Park	State Park	State Park	3,843.36	\$64,200,000.00

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
2446	Nannie Stringfellow WMA	Wildlife Management Area	Wildlife Management Area	89.93	\$61,600.00
2276	Old Sabine River Bottom WMA	Wildlife Management Area	Wildlife Management Area	5,726.30	\$5,885,000.00
2164	Old Tunnel WMA	Wildlife Management Area	Wildlife Management Area	16.12	\$84,290.00
156	Olmito State Fish Hatchery	Fish Hatchery and Offices	Fish Hatchery and Offices	28.95	\$380,000.00
113	Palmetto State Park	State Park	State Park	282.60	\$785,000.00
107	Palo Duro Canyon State Park	State Park	State Park	26,185.73	\$13,030,000.00
23	Peach Point WMA	Wildlife Management Area	Wildlife Management Area	13,776.96	\$8,410,000.00
76	Pedernales Falls State Park	State Park	State Park	5,211.75	\$19,500,000.00
136	Perry R Bass Marine Fisheries Research Station	Marine Research Station	Marine Research Station	40.00	\$648,000.00
2084	Playa Lakes WMA Dimmitt Unit	Wildlife Management Area	Wildlife Management Area	420.00	\$136,500.00
2274	Playa Lakes/Taylor Lakes WMA	Wildlife Management Area	Wildlife Management Area	529.95	\$238,500.00
91	Port Isabel Lighthouse Historic Structure	Historic Site	Historic Site	0.83	\$400,000.00
155	Possum Kingdom State Fish Hatchery	Fish Hatchery	Fish Hatchery	102.86	\$2,208,853.00
121	Possum Kingdom State Recreation Area	State Park	State Park	1,528.67	\$1,561,462.00
50	Purtis Creek State Recreation Area	State Park	State Park	1,582.44	\$2,945,000.00
39	Resaca De La Palma State Park	World Birding Center	World Birding Center	1,200.93	\$2,900,000.00
1979	Richland Creek WMA	Wildlife Management Area	Wildlife Management Area	13,819.16	\$6,430,000.00
937	Rockport Maintenance Site Annex	DPS Office Annex	DPS Office Annex	2.41	\$236,000.00
137	Rockport Regional Law Enforcement Office	Regional Office	Regional Office	1.03	\$176,000.00
69	Sabine Pass Battleground State Historic Park	State Historic Site	State Historic Site	57.57	\$258,623.00
52	Sam Bell Maxey House Historic Site	Historical Site	Historical Site	1.78	\$120,000.00
154	San Angelo Fish Hatchery/Regional Headquarters	Regional Headquarters and Fish Hatchery	Regional Headquarters and Fish Hatchery	63.91	\$337,000.00
86	San Jacinto Battleground State Historic Park	State Historic Site	State Historic Site	1,214.75	\$15,936,000.00
67	Sea Rim State Park	State Park	State Park	3,876.29	\$1,776,280.00
45	Sebastopol House	State Historic Site	State Historic Site	2.20	\$88,386.00
65	Seminole Canyon State Historic Park	Historic State Park	Historic State Park	2,172.50	\$1,052,000.00
145	Sheldon State Park & WMA	State Park	State Park	2,820.24	\$2,570,425.00
146	Sierra Diablo WMA	Wildlife Management Area	Wildlife Management Area	11,165.80	\$1,950,000.00
42	South Llano River	State Park	State Park	2,656.87	\$4,183,000.00

GLO ID#	Site Name	Current Use	Highest and Best Use	Total Acres	Total Market Value to be Retained
	State Park & W Buck WMA				
44	Starr Mansion State Historic Site	State Historic Park	State Historic Park	3.79	\$345,000.00
2511	Stephen F. Austin & San Felipe State Historic Park	Historic State Park	Historic State Park	487.30	\$1,678,958.00
2275	Stokes San Marcos River Park	Recreation Area	Recreation Area	5.58	\$220,000.00
135	Swan Point State Fisherman Access	Recreational Area/Boat Ramp	Recreational Area/Boat Ramp	4.06	\$34,700.00
2263	Texas Freshwater Fisheries	Fish Hatchery	Fish Hatchery	97.97	\$11,825,000.00
64	Texas Railroad State Historic Park	State Historic Park	State Historic Park	499.05	\$1,433,500.00
94	Tips State Recreation Area	State Recreation Area	State Recreation Area	31.30	\$64,000.00
2291	Tony Houseman State Park/Blue Elbow WMA	State Park	State Park	3,896.23	\$1,617,000.00
120	Tyler State Park	State Park	State Park	985.51	\$3,045,000.00
90	Varner-Hogg Plantation State Historic Park	Historic State Park	Historic State Park	65.66	\$403,500.00
34	Village Creek State Park	State Park	State Park	1,090.15	\$747,380.00
2282	W. A. Murphy WMA	Wildlife Management Area	Wildlife Management Area	876.00	\$262,800.00
132	Waco District Office	District Office	Office Development	2.47	\$172,000.00
95	Washington Upon Brazos State Historic Park	Historical State Park	Historical State Park	292.99	\$2,330,689.00
2475	Weslaco WBC - Llano Grande State Park	Birding Center	Birding Center	153.24	\$810,000.00
2290	Wintermann Waterfowl WMA	Wildlife Management Area	Wildlife Management Area	246.36	\$224,200.00
Total: 174 + 1 partial site				848,740.19	\$660,798,183.00

*partial site

**TEXAS PARKS & WILDLIFE
DEPARTMENT
PROPERTIES
RECOMMENDED FOR
SALE OR LEASE**

GLO ID#: 134

Austin Training Academy

Location:

100 West 50th St, Austin, Travis County,
Texas

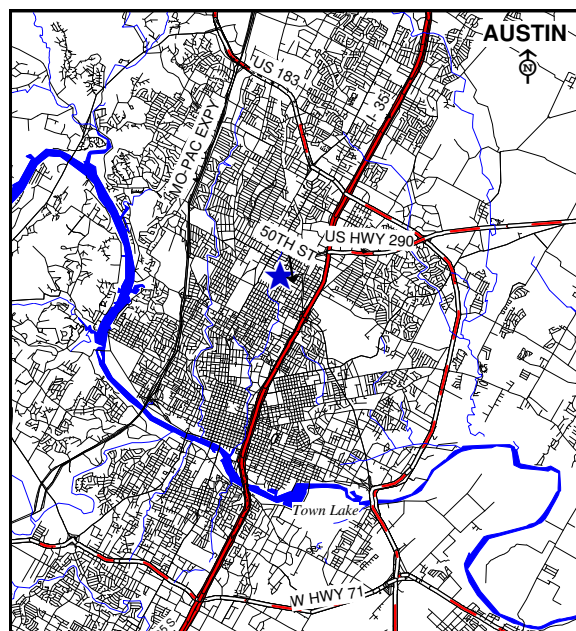
Legal Description:

Vol 3333 Pg 1121 Travis County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* None
 Easements: Utility



Location Map

Appraisal Date: 10/13/2005	Acres: 4.24	Bldgs.: .....2	Bldg. Area: 16,428 sq. ft.
Sen. Dist.: .....14	Rep. Dist.: .....49	FAR: ... 0.09	Building Value: \$290,000
% in Floodplain: 20%	Slope: .....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value:	\$335,000
Frontage: .....West 50th St		Total Market Value:	\$625,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Industrial, Commercial, Residential		
Current Use:	Training Facility		
Highest and Best Use:	Residential or Light Industrial/Office Development		
Agency Projected Use:	Training Facility		

Texas Parks and Wildlife Department

Texas General Land Office

Analysis

TPWD is using this site at 100 West 50th St as a game warden training facility. Improvements include a dormitory and administration building. The neighborhood zoning is residential and commercial.

TPWD acquired land in Hamilton County for a new training academy and is in the process of putting together the necessary funding to build out the site and install the necessary infrastructure. It is anticipated that it could be up to two year before TPWD is able to move from the Austin site. The current highest and best use for this site is for residential and light industrial or office development. GLO considers the TPWD site to be underutilized when compared with its highest and best use.

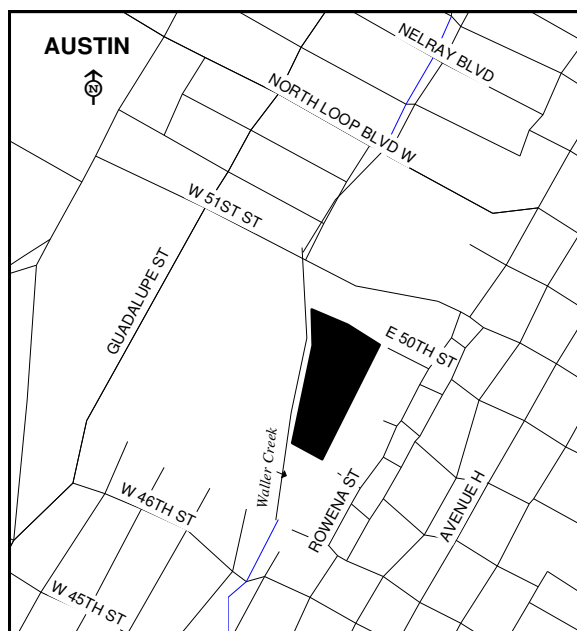
At one time, TPWD owned a total of 6.66 acres at this location with frontage on 51st St. In 1987, TPWD transferred a 2.42-acre portion of the site on 51st St to the Texas Building and Procurement Commission (TBPC). The TBPC tract was approved on the 2005 Governor's Report and is therefore available to be sold. GLO would recommend the TPWD site and the TPBC tract be sold at the same time. Selling both tracts at the same time allows the TPDW tract to take advantage of the preferred access along 51st Street.

GLO Recommendation:

Once TPWD has completed construction on its new training facility, this tract should be sold together with the Governor approved TBPC tract that is adjacent to the TPWD property that will afford 51st St access.

Agency Comments:

Site Map



Eagle Mountain Lake State Park

Location:

Peden Rd and FM 1220, Fort Worth, Tarrant County, Texas

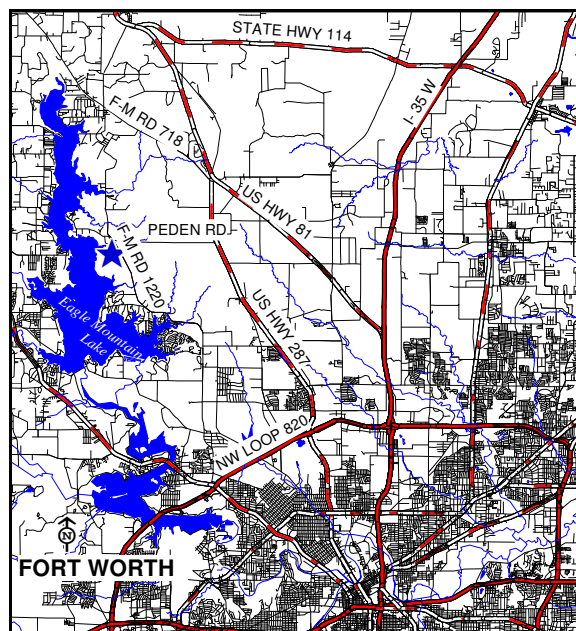
Legal Description:

Vol 6967 Pg 1331 Vol 6995 Pg 417 Tarrant County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: 12/13/2005	Acres: 400.71	Bldgs.: .....4	Bldg. Area: 3,200 sq. ft.
Sen. Dist.: .....12	Rep. Dist.: .....99	FAR: ... 0.00	Building Value: \$0
% in Floodplain: 0%	Slope: .....Steep	Improvement Value:	\$0
Zoning: .....Unzoned	Land Value:	\$9,200,000	
Frontage: .....Peden Rd, FM 1220	Total Market Value:	\$9,200,000	
Utilities:	Electricity, Telephone, Water		
Surrounding Uses:	Agricultural, Residential, Recreational		
Current Use:	Unused by the Department		
Highest and Best Use:	Residential Development		
Agency Projected Use:	Sell		

Texas Parks and Wildlife Department

Texas General Land Office

Analysis

The Texas Parks and Wildlife Department purchased this 400.71 acre site, located on the west side of FM 1220 northwest of Ft. Worth, for use as a state park and recreation area. It was hoped this facility, when opened, would ease overcrowding at several of the other area parks. However, TPWD has not been able to open the park. Improvements include a brick, single-story residence in good condition. There are several other structures in poor condition, which add no value to the tract. Approximately 17% of the tract is in a floodplain. Surrounding land use is mixed agricultural, residential and recreational. The northwest area of Tarrant County is experiencing residential and commercial growth.

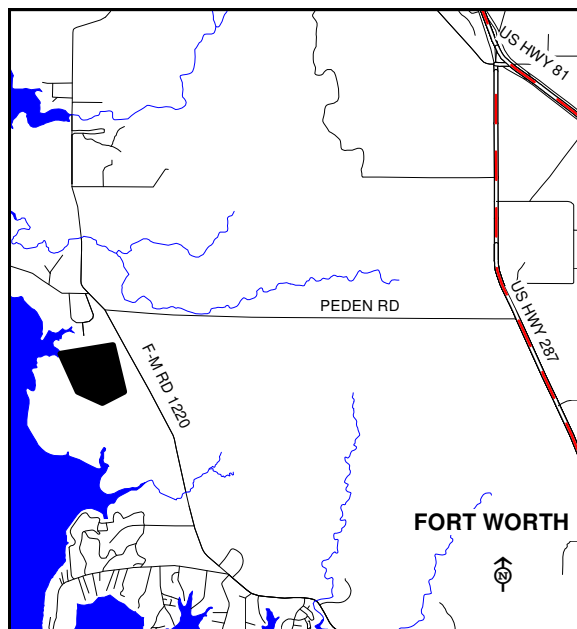
TPWD purchased this tract in 1980 and it is still not developed nor open to the public. TPWD has indicated they have explored alternative use strategies including disposition; GLO considers the tract to be unused. With 2.5 miles of waterfront, there has been much interest in this property for many years. It is a valuable tract that can and should be sold if TPWD does not have plans to utilize it as a park facility. The appraisal indicates highest and best use is for residential development. This tract was presented on the 2005 Report to the Governor and was approved for sale with conditions; the proceeds be deposited in the State Park's Account and the minerals be reserved.

GLO Recommendation:

Dispose of this unutilized tract.

Agency Comments:

Site Map



GLO ID#: 72

McKinney Falls Park/State Headquarters

Location:

4200 Smith School Rd, Austin, Travis County, Texas

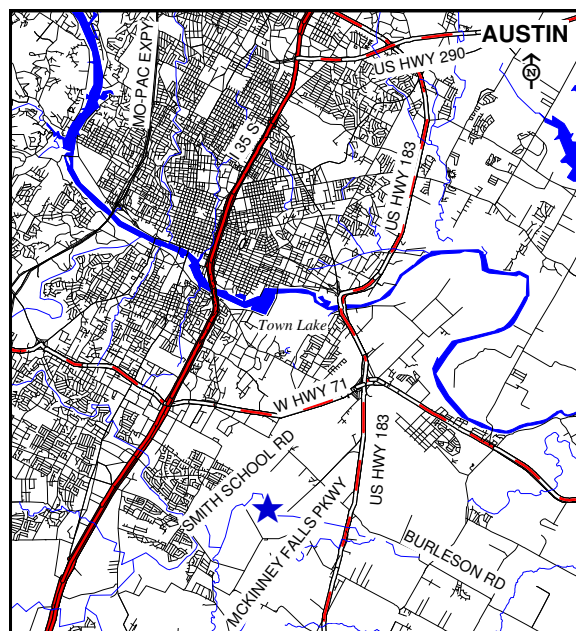
Legal Description:

Vol 4191 Pg1562 Vol 5163 Pg 584 Travis County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None
Easements: Utility



Location Map

Appraisal Date: 10/20/2005	Acres: 715.47	Bldgs.: .....25	Bldg. Area:.....207,783 sq. ft.
Sen. Dist.: .....14	Rep. Dist.: .....51	FAR: ... 0.01	Building Value: \$1,115,254
% in Floodplain: 12%	Slope: .....Level		Improvement Value: \$0
Zoning: .....Special			Land Value:.....\$16,734,746
Frontage: .Smith School Rd, McKinney Falls Pky			Total Market Value: \$17,850,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Industrial, Vacant, Residential, Commercial		
Current Use:	State Park/Headquarters		
Highest and Best Use:	State Park/Headquarters/Office or Light Industrial		
Agency Projected Use:	State Park/Headquarters		

Analysis

The Texas Parks and Wildlife Department operates the McKinney Falls State Park as a recreation area offering camping, picnicking, hiking, biking and a visitor's center. The state headquarters is also located here. The site is improved with 25 buildings comprising the headquarters and park. Surrounding land use includes industrial, commercial, residential and vacant tracts.

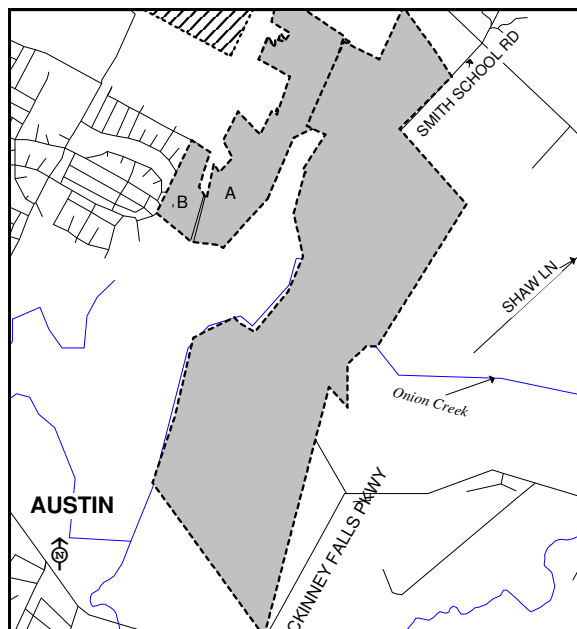
The appraisal findings indicate highest and best use is retain Parcel A for continued agency operations. Austin has experienced growth and the property values are rising. In the southeast part of Austin, there are still vacant tracts available for development. Even with the Austin Bergstrom International Airport noise problems, this site is considered desirable. GLO recommends sale of unused/underutilized Parcel B containing approximately 13 acres.

GLO Recommendation:

Retain Parcel A for continued agency operations. Sell or lease Parcel B containing approximately 13 unused/underutilized acres.

Agency Comments:

Site Map



**TEXAS PARKS & WILDLIFE
DEPARTMENT
PROPERTIES TO BE
RETAINED**

Texas General Land Office

A. E. Wood Fish Hatchery

Location:

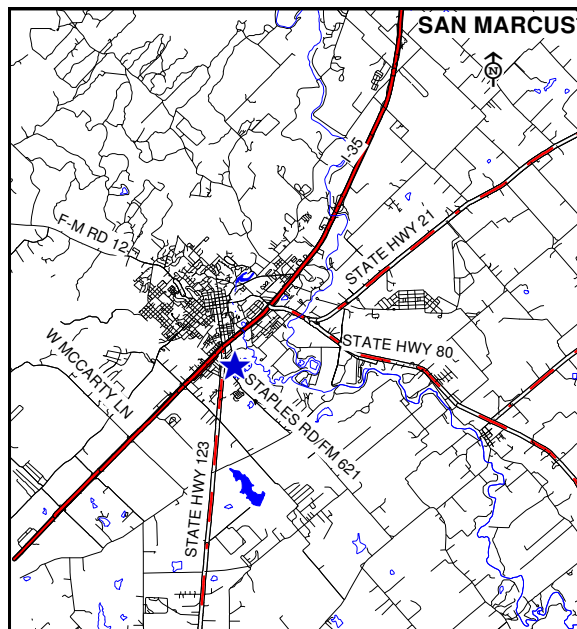
FM 621, San Marcos, Hays County, Texas

Legal Description:

Vol 135 Pg 414 Hays County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/21/2005	Acres: 118.38	Bldgs.: .....12	Bldg. Area: 51,542 sq.ft.
Sen. Dist.:.....25	Rep. Dist.:.....45	FAR: 0.01	Building Value: \$16,440,000
% in Floodplain: .....17%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Commercial		Land Value: \$1,540,000	
Frontage: .....FM 621		Total Market Value: \$17,980,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Industrial, Agricultural, School		
Current Use:	Fish Hatchery		
Highest and Best Use:	Fish Hatchery		
Agency Projected Use:	Fish Hatchery		

The A. E. Wood Fish Hatchery is located in San Marcos on FM 621. The hatchery provides fish for public lakes in central Texas. The hatchery raises 3 to 4 million large mouth bass, 500,000 catfish, 250,000 rainbow trout, and 250,000 miscellaneous fish each year in 53 ponds. The property also includes a seven-acre reservoir. Other improvements include two residences, an office and laboratory and several small carports. Surrounding land uses include residential, industrial, agricultural, and San Marcos High School.

The appraisal indicates a fish hatchery is the highest and best use for this property. The location is ideal for the hatchery purposes.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Abilene State Park

Location:

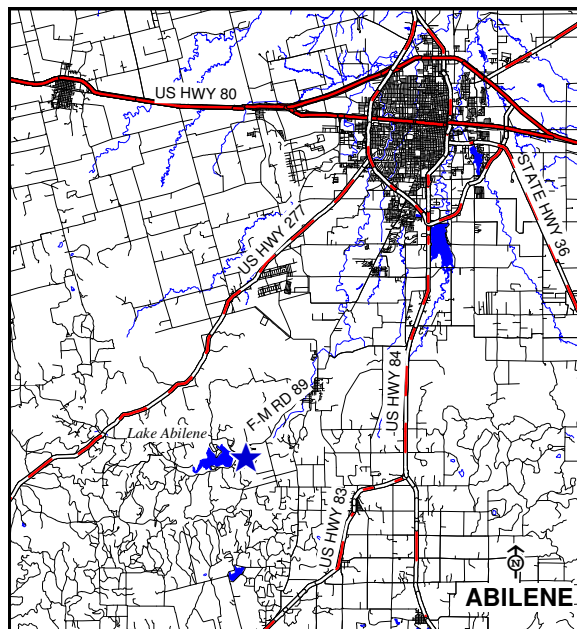
FM 89, Buffalo Gap, Taylor County, Texas

Legal Description:

Vol 266 Pg 430 Taylor County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...1/10/2006	Acres: 529.35	Bldgs.: .....22	Bldg. Area: 17,473 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....71	FAR: 0.01	Building Value: \$606,000
% in Floodplain: .....5%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$503,000	
Frontage: .....FM 89		Total Market Value: \$1,109,000	
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Agricultural		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department operates this site as a state recreation area and historical site. It is located about 16 miles southwest of Abilene off FM 89 just east and south of Lake Abilene Dam. Two Native American tribes, the Tonkawas and the Comanches, originally inhabited this region of Buffalo Gap. The park is improved with 22 buildings and surrounding land use is agricultural.

Due to the historical significance of the site and the deed reversion clause, the appraisal indicates highest and best use is to continue in the present use. This area of Texas has seen an increase in market activity in the past few years for small home site tracts since it is within commuting distance from Abilene. Buffalo Gap is rich in Texas history because it is part of the Goodnight/Loving Trail when Texas cattlemen drove their herds to the Kansas railhead.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

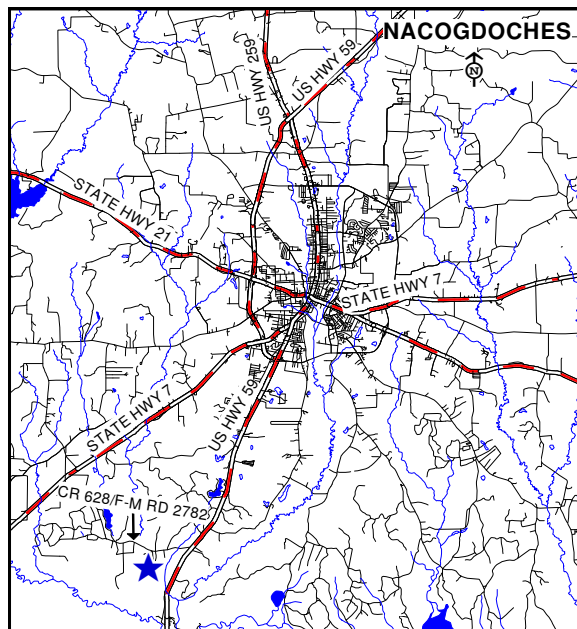
Alazan Bayou WMA

Location:

FM 2782, Nacogdoches, Nacogdoches County, Texas

Legal Description:

Vol 793 Pg 216 Nacogdoches County Deed Records

Encumbrances**Physical:** Poor Drainage**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* None

Location Map

Appraisal Date: 10/12/2005	Acres: 2,062.47	Bldgs.: 0	Bldg. Area: 0 sq.ft.
Sen. Dist.: 3	Rep. Dist.: 9	FAR: 0.0	Building Value: \$0
% in Floodplain: 100%	Slope: Level		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$2,165,000	
Frontage: FM 2782		Total Market Value: \$2,165,000	
Utilities:	Electricity, Telephone		
Surrounding Uses:	Woodlands, Residential, Vacant		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department uses this site south of Nacogdoches as a wildlife management area. It is located off FM 2782 west of Hwy 59. The terrain is hilly and wooded and there are no building improvements. Surrounding land use is timberland, residential and vacant. Approximately 600 acres are in the bottomland along the Angelina River and are subject to flooding.

The appraisal indicates highest and best use is to continue in the present use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Artificial Reef Staging Area/Brazoria
County Pier**Location:**

Community of Fisherman's Isle, CR 441D,
Fisherman's Isle, Brazoria County, Texas

Legal Description:

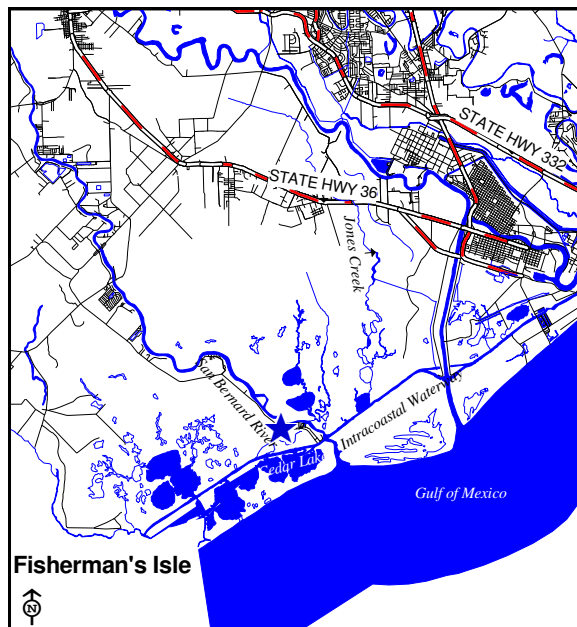
Windst Subdivision, P. Williams Svy, Lots 1, 2 & 3,
Abst 137 Brazoria County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...1/11/2006	Acres: 2.44	Bldgs.: .....1	Bldg. Area: 1,450 sq.ft.
Sen. Dist.:.....11	Rep. Dist.:.....25	FAR: 0.01	Building Value: \$0
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$75,000	
Frontage: .....CR 441D		Total Market Value: \$75,000	
Utilities:			None
Surrounding Uses:			Residential, Vacant, Commercial
Current Use:			Fishing Pier
Highest and Best Use:			Fishing Pier
Agency Projected Use:			Fishing Pier

TPWD recently acquired this site as a fishing pier. The one building improvement does not add value to the tract and was included in the total value. The pier is located in the community of Fisherman's Isle in Brazoria.

The appraisal indicates the current use is the highest and best use.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Atkinson Island WMA

Location:

Mouth of the Houston Ship Channel, Morgan's Point,
Harris County, Texas

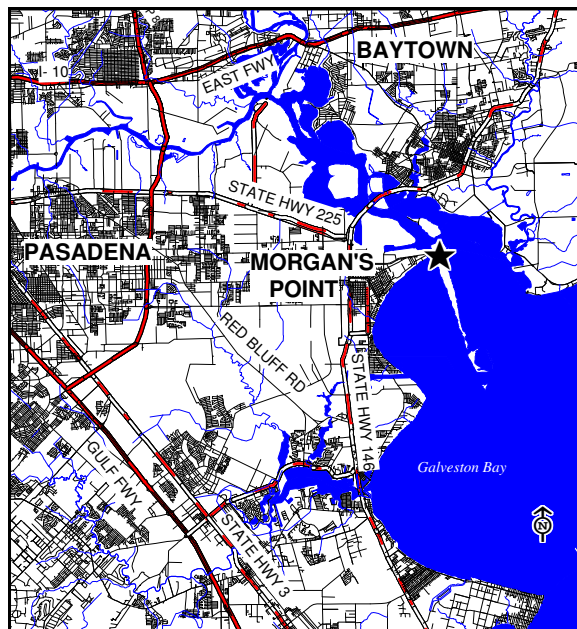
Legal Description:

Johnson Hunter Survey Abstract 35 Harris County
Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved
Easements: None



Location Map

Appraisal Date: ...1/23/2006	Acres: 151.96	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....17	Rep. Dist.:.....23	FAR: 0.0	Building Value: \$0
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$182,000	
Frontage: .....An island accessible by boat		Total Market Value: \$182,000	
Utilities:			None
Surrounding Uses:			Commercial, Industrial
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department utilizes this island site, located east of Morgan's Point at the mouth of Houston Ship Channel, as a wildlife management area. The site is accessible only by boat. It is undeveloped and the site is within the 100-year floodplain. Surrounding land use is industrial and commercial.

Due to the limited use possibility and limited access, the appraiser indicates the highest and best use is to continue use as a wildlife management area. Erosion is occurring along the Ship Channel side of the island, and the Corps of Engineers is using the site as a spoil area to dump dirt from dredging the channel.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

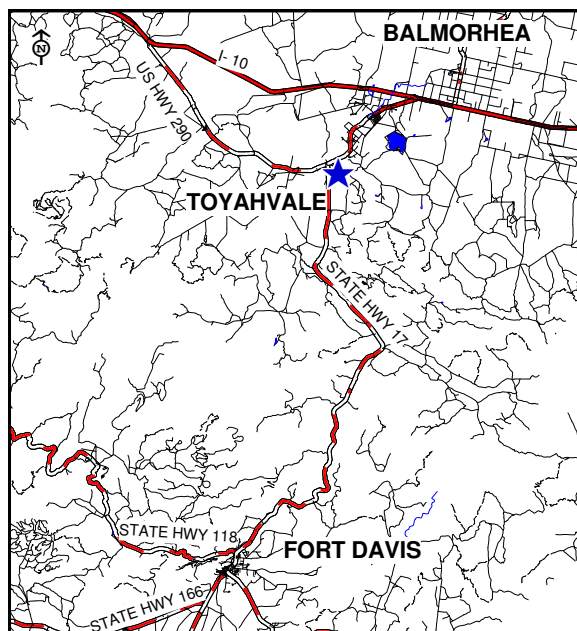
Balmorhea State Park

Location:

SH 17 South, Toyahvale, Reeves County, Texas

Legal Description:

Vol 123 Pg 291 Reeves County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

Appraisal Date: ...11/2/2005	Acres: 45.90	Bldgs.: .....13	Bldg. Area: 21,260 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....74	FAR: 0.01	Building Value: \$330,000
% in Floodplain:.....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned			Land Value: \$17,000
Frontage: .....SH 17 South			Total Market Value: \$347,000
Utilities:	Electricity, Gas, Telephone, Water, Septic Tank		
Surrounding Uses:	Agricultural, Residential, Commercial		
Current Use:	State Recreation Area		
Highest and Best Use:	State Recreation Area		
Agency Projected Use:	Federal Swimming Area		

Balmorhea State Park is the site of San Solomon Springs, the largest enclosed natural spring fed swimming area in Texas. Located on SH 17 South, south of the community of Balmorhea, the site is improved with 13 structures including bathhouses, motor courts, two residences, maintenance and headquarters building. Ten of these structures were built by the CCC in the 1930's. Surrounding and use is agricultural, residential and limited commercial.

The appraisal indicates the highest and best use is to continue in the present use in light of the deed reversion clause. Located in the southern part of Reeves County, there are significant amounts of vacant acreage available. Demand for commercial tracts in the area is low.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

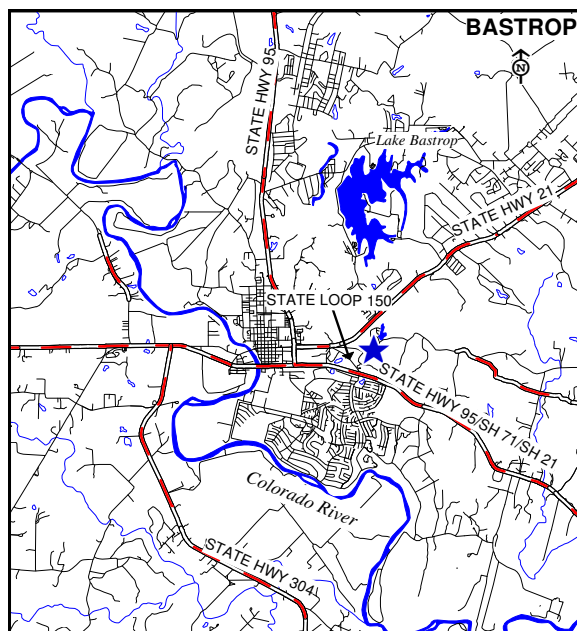
Bastrop State Park

Location:

SH 21 and SH 71, Bastrop, Bastrop County, Texas

Legal Description:Vol 96 Pg 482 Vol 173 Pg 767 Vol 273 Pg 779
Bastrop County Deed Records**Encumbrances****Physical:** Topography**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: 10/12/2005	Acres: 6,185.89	Bldgs.: .....28	Bldg. Area: 38,297 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....17	FAR: 0.01	Building Value: \$1,511,125
% in Floodplain: .....0%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned			Land Value:.....\$12,370,000
Frontage: .....SH 21, SH 71			Total Market Value: \$13,881,125
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial, Ranching		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department utilizes this site in Bastrop as a state park offering camping facilities, cabins, RV sites, picnicking, water sports, golfing, nature study and hiking trails. Improvements include 28 buildings and an 18-hole golf course. Land around the park is commercial, ranching and residential home sites.

The appraiser concludes the highest and best use is a state park. Bastrop State Park is one of the ten most visited parks in the system. The city of Bastrop is growing due to the commuters who work and shop in Austin but prefer to live in a more rural setting.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Big Bend Ranch State Park

Location:

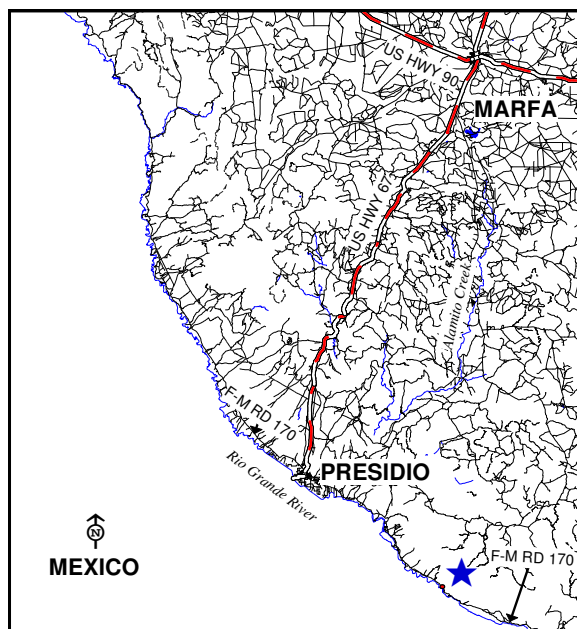
FM 170, Presidio, Presidio County, Texas

Legal Description:

V 283 P 285 V 281 P 188 V 278 P 355 V 20 P 503 V
 276 P 726 V 277 P 454 V 6 P 472 Presidio County
 Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...11/1/2005	Acres: ...302,570.48	Bldgs.: .....23	Bldg. Area: 51,375 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....74	FAR: 0.01	Building Value: \$417,000
% in Floodplain: .....10%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned			Land Value:.....\$34,000,000
Frontage: .....FM 170			Total Market Value: \$34,417,000
Utilities: .....Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: .....Ranching, Recreational			
Current Use: .....State Park			
Highest and Best Use: .....State Park			
Agency Projected Use: .....State Park			

The Texas Parks and Wildlife Department maintains the Big Bend Ranch State Park as a recreation area and wildlife management area. It is located about nine miles southeast of Presidio with road frontage on FM 170. The ranch is improved with 23 buildings considered typical ranching improvements. The land is rough and scenic. Surrounding land use is ranching and recreational hunting.

The appraisal indicates highest and best use is to continue in the present use. The tract is large enough to accommodate a variety of uses, but the terrain and remoteness restricts use to ranching and recreational. The nearest populated communities are Lajitas to the east and Presidio to the west.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Big Lake Bottom WMA

Location:

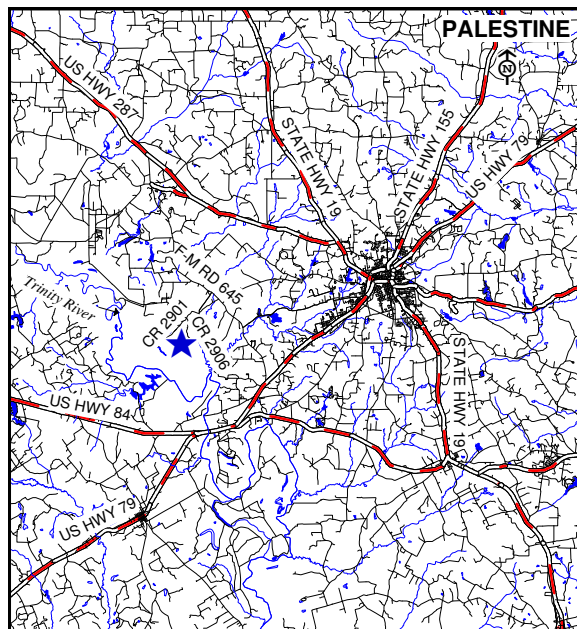
CR 2901, Palestine, Anderson County, Texas

Legal Description:

Vol 1260 Pg 133 Anderson County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Restricted Use

Easements: Pipeline



Location Map

Appraisal Date: 11/10/2005	Acres: 4,539.61	Bldgs.: 0	Bldg. Area: 0 sq.ft.
Sen. Dist.: 3	Rep. Dist.: 8	FAR: 0.0	Building Value: \$0
% in Floodplain: 98%	Slope: Level		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$2,202,000	
Frontage: CR 2901, CR 2906		Total Market Value: \$2,202,000	
Utilities:			None
Surrounding Uses:			Agricultural, Woodlands, Residential
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department currently uses this site as a wildlife management area. It is composed of various parcels along the east bank of the Trinity River southwest of Palestine. Ninety-eight percent of the tract is in the 100-year floodplain and there are no improvements. The property is deed restricted allowing use only by the public for recreation and limited hunting. Surrounding land use is agriculture, woodlands, and residential.

The deed restriction and floodplain considerations limit alternative use, therefore the appraiser determined the highest and best use is to continue in the present use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Big Spring State Park

Location:

FM 700 and Hwy 87, Big Spring, Howard County,
Texas

Legal Description:

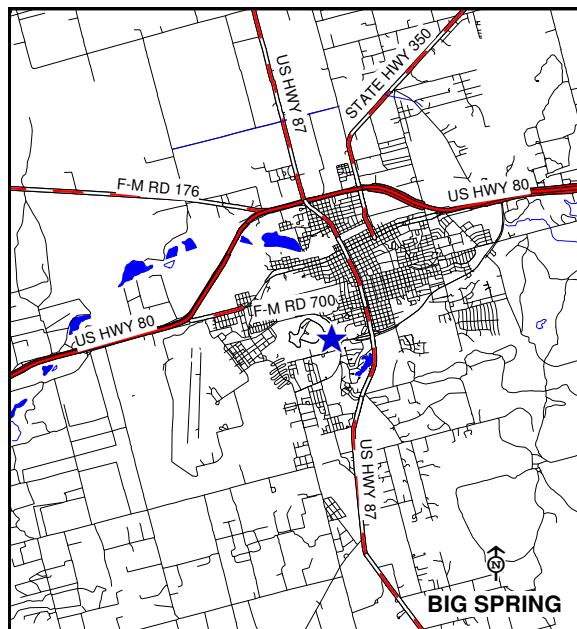
Vol 484 Pg 514 Vol 109 Pg 29 Vol 129 Pg 120
Howard County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: 10/24/2005	Acres: 370.25	Bldgs.: 7	Bldg. Area: 6,729 sq.ft.
Sen. Dist.: 31	Rep. Dist.: 85	FAR: 0.01	Building Value: \$75,000
% in Floodplain: 0%	Slope: Steep		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$222,200	
Frontage: FM 700, Hwy 87		Total Market Value: \$297,200	
Utilities:	Electricity, Gas, Telephone, Water, Septic Tank		
Surrounding Uses:	Residential, Commercial, Industrial, Medical		
Current Use:	Recreational Area		
Highest and Best Use:	Recreational Area		
Agency Projected Use:	Recreational Area		

The Texas Parks and Wildlife Department uses this site as a day-use only recreational area offering picnicking, hiking and nature study. It is located within the city limits in the west part of Big Spring on FM 700. There are seven buildings including a concession building, manager's residence and pavilion. Surrounding land use is residential, commercial, industrial, medical and a prison facility.

The appraisal indicates highest and best use is to continue in the present use. There is a deed restriction clause preventing any other use than as a state park.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Black Gap WMA

Location:

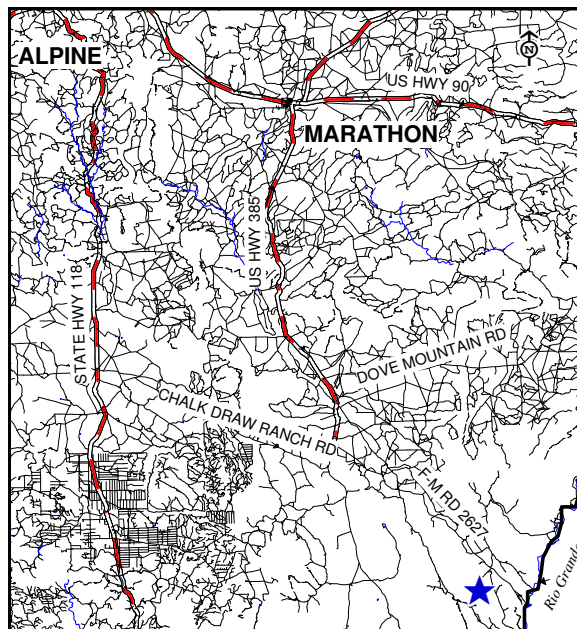
FM 2627 East, Marathon, Brewster County, Texas

Legal Description:

V 164 P 115 V 234 P 366 V 115 P 59 V 120 P 558 V
 121 P 232 V 127 P 322 V 134 P 19 V 134 P 225 V
 136 P 56 V 143 P 206 Brewster County Deed Records

Encumbrances**Physical:** Environmental Concern**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...11/1/2005	Acres: ...102,202.53	Bldgs.: .....7	Bldg. Area: 12,885 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....74	FAR: 0.01	Building Value: \$60,000
% in Floodplain: .....1%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned			Land Value:.....\$14,940,000
Frontage: .....FM 2627 East			Total Market Value: \$15,000,000
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Recreational		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department retains this site, located adjacent to Big Bend National Park, as the largest wildlife management area in the State. The park offers nature study and is inhabited by mule deer, big horn sheep and the Mexican black bear to name a few species. These animals are protected and hunted on a permit basis only. The park is minimally developed with seven buildings. Surrounding land use is recreational and ranching.

The appraisal indicates highest and best use is to continue in the present use. The tract is located in southeast Brewster County abutting Big Bend and along the Rio Grande River and Mexico. It is considered remote desert scenery, and the area is suited mostly for livestock ranching and recreational hunting. The real estate market has been slow in the past, but some activity is now occurring.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Blanco State Park

Location:

Park Rd 23 and Hwy 281, Blanco, Blanco County,
Texas

Legal Description:

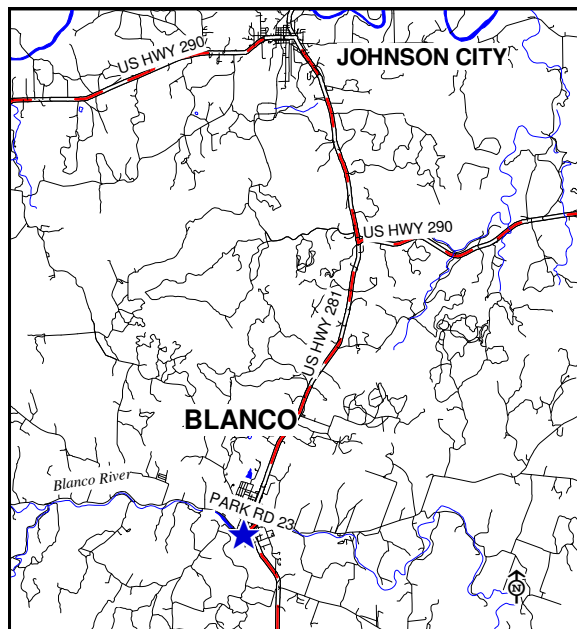
Vol 50 Pg 73 Vol 53 Pg 521 Blanco County Deed
Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Access



Location Map

Appraisal Date: .....3/8/2006	Acres: 104.65	Bldgs.: .....16	Bldg. Area: 9,265 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....45	FAR: 0.01	Building Value: \$620,000
% in Floodplain: .....90%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Special		Land Value: \$660,000	
Frontage: .....Park Rd 23, Hwy 281		Total Market Value: \$1,280,000	
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Rangeland, Commercial, Vacant		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

Blanco State Recreation Area provides scenic recreational opportunities for the public. It has frontage on both sides of Park Rd 23 and both sides of the Blanco River. Approximately 90% of the park is in the 100-year floodplain. Only a portion of the camping area and all of the caretaker residence is out of the floodplain zone. It is improved with sixteen buildings supporting the park usage. Surrounding land use is residential, rangeland, commercial and vacant.

The appraiser indicates the highest and best use is to continue in the present use. The park is fully developed for recreational purposes. The floodplain situation discourages residential development. There are also endangered species on the site.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

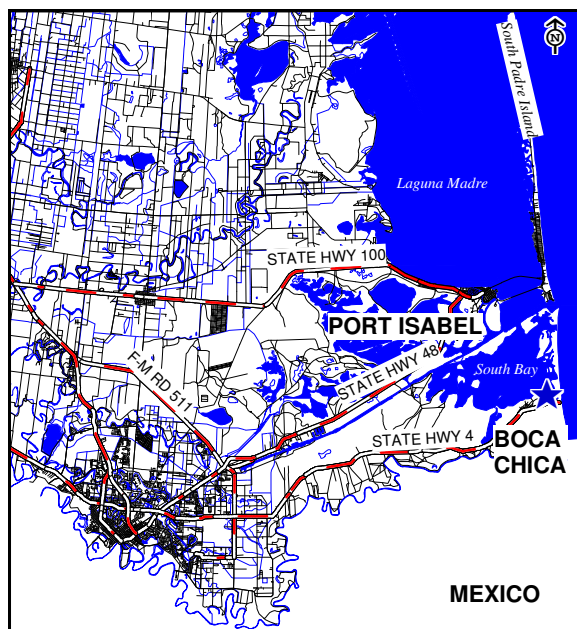
Boca Chica State Park Wildlife Refuge

Location:

SH 4, Port Isabel, Cameron County, Texas

Legal Description:

V 711 P 10 V 710 P 734 V 2960 P 326 V 2705 P 219
 V 20 P 11-14 V 3176 P 293 Cameron County Deed
 Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: ...1/23/2006	Acres: 1,292.22	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....37	FAR: 0.01	Building Value: \$0
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$7,190,000	
Frontage: .....Hwy 4		Total Market Value: \$7,190,000	
Utilities:	Electricity, Telephone		
Surrounding Uses:	Residential, Native Land		
Current Use:	State Park/Wildlife Preserve		
Highest and Best Use:	State Park/Wildlife Preserve		
Agency Projected Use:	State Park/Wildlife Preserve		

TPWD acquired this land as the Boca Chica State Park and Wildlife Preserve for a state recreational area. It is located on Hwy 4 south of Port Isabel. The tract is zoned 100% floodplain and is undeveloped. Surrounding land use is mostly vacant low sand dunes, beaches and mud flats excepting infrequently occupied residential shelters in a small area to the west. Boca Chica State Park is in the process of being transferred to the Lower Rio Grande Valley NWR as part of a portfolio management plan. If TPWD no longer needs this refuge site, the GLO concurs with its plans to dispose of the site.

The appraisal indicates highest and best use is to continue in the present use as a wildlife preserve and recreational area. The tract is undesirable for development due to the remote location at the end of a dead-end highway offering no direct overland access to South Padre Island.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Bonham State Park

Location:

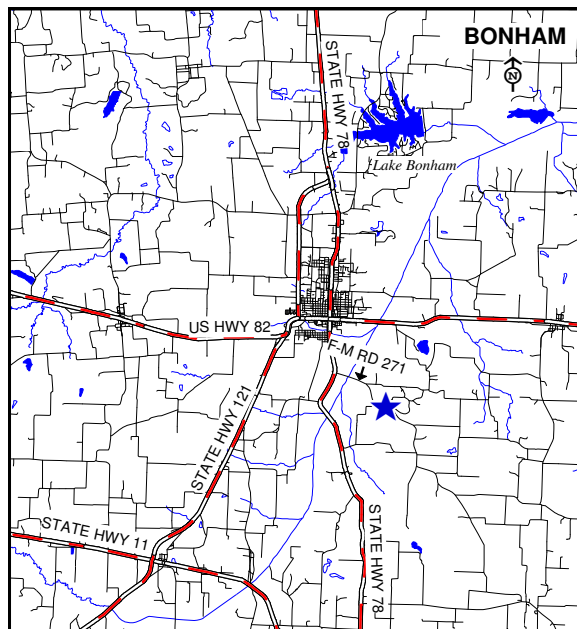
FM 271, Bonham, Fannin County, Texas

Legal Description:

Vol 226 Pg 212 Fannin County Deed Records

Encumbrances**Physical:** None**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: 10/13/2005	Acres: 261.00	Bldgs.: .....18	Bldg. Area: 16,820 sq.ft.
Sen. Dist.: .....2	Rep. Dist.: .....62	FAR: 0.01	Building Value: \$442,000
% in Floodplain: .....0%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$575,000	
Frontage: .....FM 271		Total Market Value: \$1,017,000	
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Vacant, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department uses this site in northeast Texas as a state park. It was established in 1934 through the efforts of former Speaker of the House of Representatives Sam Rayburn to honor James Butler Bonham, a hero of the Alamo. The site offers camping, picnicking, water sports and outdoor activities. Surrounding land use includes vacant and rural homesites.

The appraisal indicates highest and best use is to continue in the present use. A deed restriction precludes any use other than a historic site and state park.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Brazoria County Access

Location:

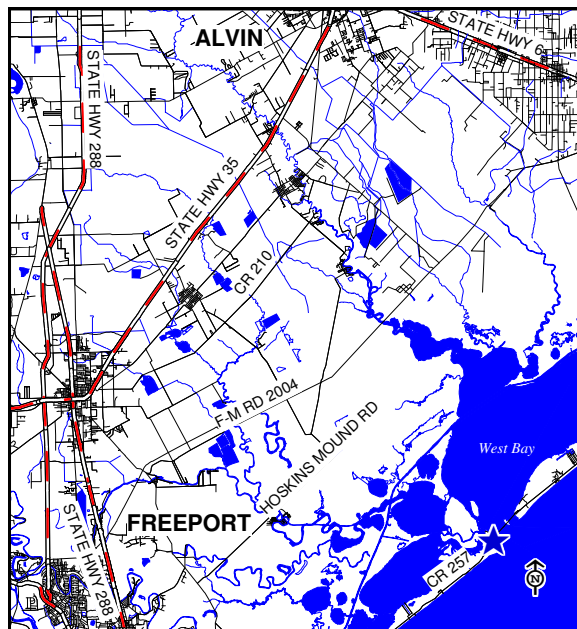
County Rd 257, Hitchcock, Brazoria County, Texas

Legal Description:

Vol 86366 Pg 332 Brazoria County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...1/11/2006	Acres: 16.86	Bldgs.: .....5	Bldg. Area: 9,725 sq.ft.
Sen. Dist.:.....17	Rep. Dist.:.....24	FAR: 0.01	Building Value: \$640,000
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$270,000	
Frontage: .....CR 257		Total Market Value: \$910,000	
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Residential, Vacant		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department leases this site to Brazoria County for a recreational park. Located 14 miles north of Surfside on CR 257, it is improved with five buildings, a shower building and an open pavilion. Surrounding land use is single family recreational weekend homes, vacant, the Intercoastal Waterway and Christmas Bay.

The appraisal indicates highest and best use is to continue in the present use. Marshes, submerged lands, and salt-water lakes are considered to be under the Federal Wetlands Protection Act, rendering this property highly unlikely for development. The site is located near some development; however, the Galveston side of San Luis Pass is considered more active for weekend home sites. No changes are expected in the real estate market in this area.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

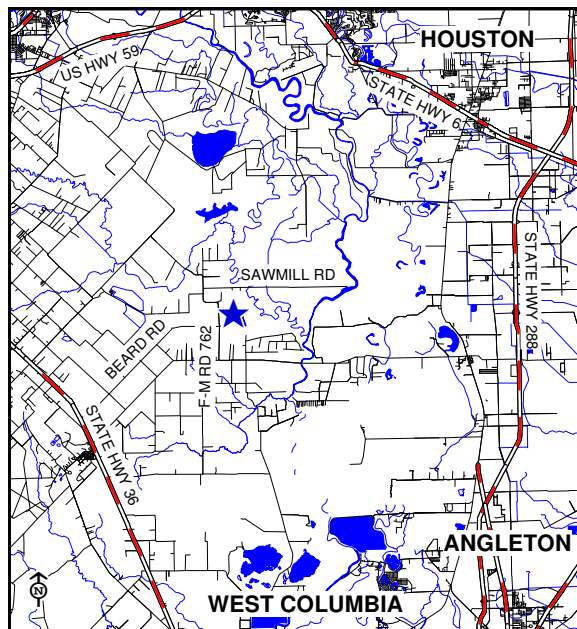
Brazos Bend State Park

Location:

FM 762, Richmond, Fort Bend County, Texas

Legal Description:Vol 702 Pg 185 Vol 703 Pg 144 Fort Bend County
Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...2/17/2006	Acres: 4,975.04	Bldgs.: .....32	Bldg. Area: 26,404 sq.ft.
Sen. Dist.:.....17	Rep. Dist.:.....27	FAR: 0.01	Building Value: \$167,000
% in Floodplain: .....88%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$4,300,000	
Frontage: .....FM 762		Total Market Value: \$4,467,000	
Utilities:	Electricity, Gas, Water		
Surrounding Uses:	Ranching, Residential, Agricultural		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department operates this site as a state park offering camping, biking, water sports, nature trails and bird watching. All trails are handicapped accessible. The site is located 32 miles southwest of the Houston business district in southern Fort Bend County. There are thirty-two structures and surrounding land use is agriculture, ranching and residential.

The appraisal indicates highest and best use is to continue in the present use. The subject neighborhood is mainly agriculture, but there is some small tract residential development occurring near Rosenberg and Richmond. The real estate market is stable with limited development forecasted.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Buescher State Park

Location:

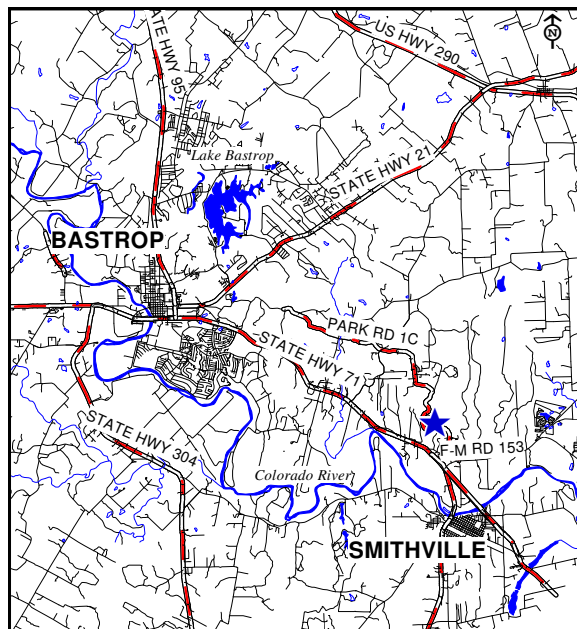
FM 153, Smithville, Bastrop County, Texas

Legal Description:

Vol 96 Pg 595 Vol 97 Pg 40 Bastrop County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: 10/12/2005	Acres: 1,016.68	Bldgs.: .....15	Bldg. Area: 12,027 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....17	FAR: 0.01	Building Value: \$971,595
% in Floodplain: .....15%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,625,000	
Frontage: .....FM 153		Total Market Value: \$2,596,595	
Utilities: .....Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: .....Ranching, Residential, School			
Current Use: .....State Park			
Highest and Best Use: .....State Park			
Agency Projected Use: .....State Park			

The Texas Parks and Wildlife Department uses this site located on FM 153 about two miles north of Smithville as a state park. It offers hiking, picnicking, nature study, camping and water sports. The site is home to several endangered or threatened species such as the Houston Toad. It is improved with 15 buildings with park related uses including a residence. Surrounding land uses are ranching, residential and the M.D. Anderson Science Center.

A deed restriction limits alternative use. Therefore, the appraiser determined the highest and best use is to continue in the present use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

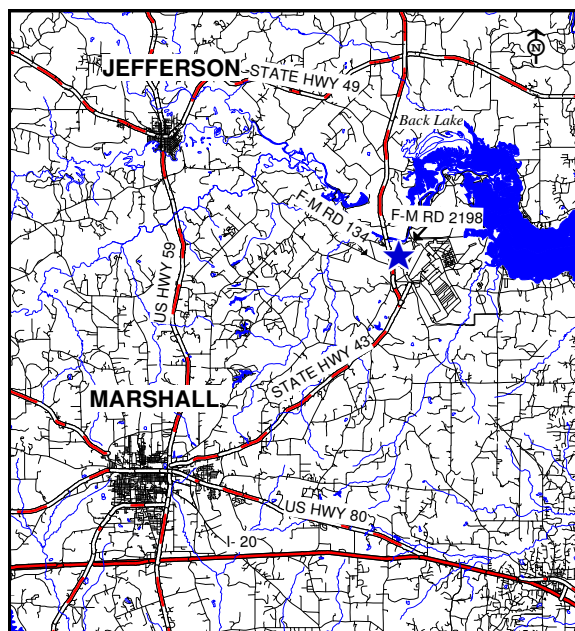
Caddo Lake State Park & WMA

Location:

245 Park Rd 2, Karnack, Harrison County, Texas

Legal Description:Vol 196 Page 189 Vol 288 Page 75 Harrison County
Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...3/24/2006	Acres: 7,303.69	Bldgs.: .....18	Bldg. Area: 19,882 sq.ft.
Sen. Dist.: .....1	Rep. Dist.: .....5	FAR: 0.01	Building Value: \$552,000
% in Floodplain: .....90%	Slope: .....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$3,577,000	
Frontage: .....FM 2198		Total Market Value: \$4,129,000	
Utilities:	Electricity, Wastewater, Water Well		
Surrounding Uses:	Agricultural, Woodlands, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

Caddo Lake State Park and wildlife management area is located in the East Texas timber belt and is known as one of the most picturesque of the state parks. About 7200 acres are in the flood plain, and 85.66 acres are deed restricted for park use only. The site is improved with 18 buildings including cabins and two residences. Surrounding land use is agriculture, timber and scattered home sites.

The highest and best use is to continue as a state park and wildlife management area for public use and enjoyment. Alternative use for the tract is limited because of the reversion clause stating if the tract is used for any other reason than a state park it will revert to the Grantor.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

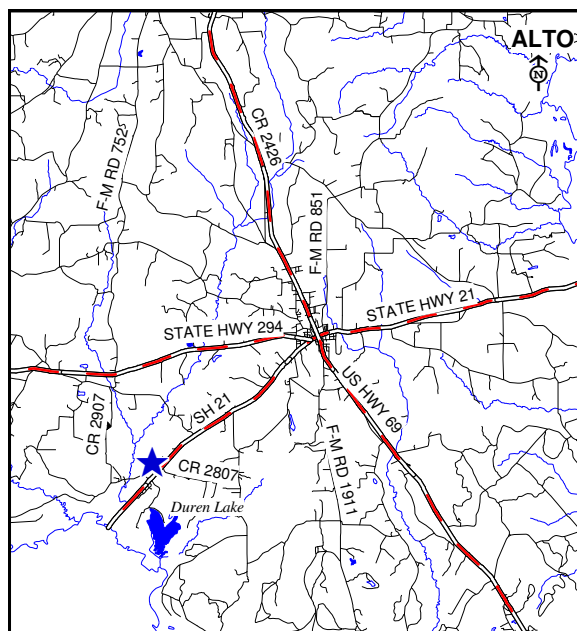
Caddoan Mounds State Historic Site

Location:

SH 21, Alto, Cherokee County, Texas

Legal Description:Vol 666 Pg 559 Vol 834 Pg 498 Cherokee County
Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 12/14/2005	Acres: 93.54	Bldgs.: .....3	Bldg. Area: 4,636 sq.ft.
Sen. Dist.: .....3	Rep. Dist.: .....11	FAR: 0.01	Building Value: \$191,391
% in Floodplain: .....15%	Slope: .....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$112,000	
Frontage: .....SH 21		Total Market Value: \$303,391	
Utilities:	Electricity, Telephone, Water		
Surrounding Uses:	Agricultural, Residential, Governmental		
Current Use:	State Historic Park		
Highest and Best Use:	State Historic Park		
Agency Projected Use:	State Historic Park		

The Texas Parks and Wildlife Department is currently operating this site as a state historical park and archaeological site. It is located six miles southwest of Alto on SH 21. There are three improvements; a manager's residence, visitor's center and a maintenance building. One of the sites, an Indian Burial Ground, is a registered state archaeological site and protected from any disturbances. Surrounding land use is pastureland, home sites, and a state-operated tree nursery.

The appraisal indicates highest and best use is to continue in the present use. This area of Texas is rural and sparsely populated. It is geared toward the timber industry, but cattle and agribusiness also contribute to the economy. Most amenities available to the area are in Lufkin.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

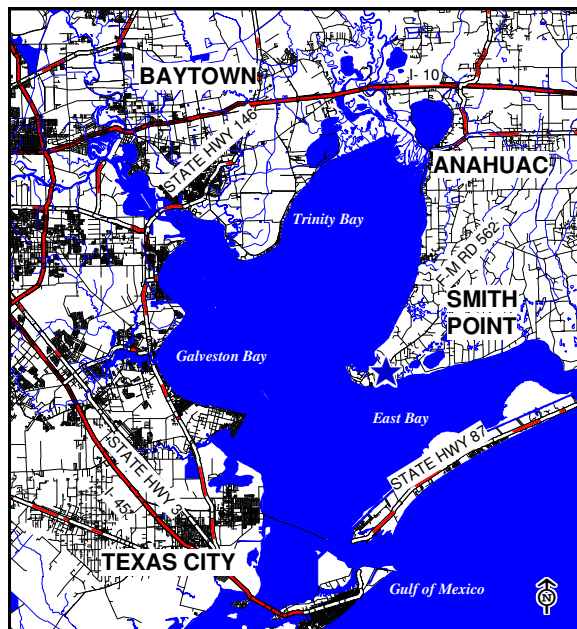
Candy Abshire WMA

Location:

FM 562, Anahuac, Chambers County, Texas

Legal Description:

Vol 27 Pg 510 Chambers County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: ...12/2/2005	Acres: 208.77	Bldgs.: .....1	Bldg. Area: 500 sq.ft.
Sen. Dist.:.....4	Rep. Dist.:.....23	FAR: 0.01	Building Value: \$500
% in Floodplain: .....50%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$146,139	
Frontage: .....FM 562		Total Market Value: \$146,639	
Utilities: .....	.....Electricity, Septic Tank		
Surrounding Uses: .....	.....Industrial, Agricultural, Residential, Recreational		
Current Use: .....	.....Wildlife Management Area		
Highest and Best Use: .....	.....Wildlife Management Area		
Agency Projected Use: .....	.....Wildlife Management Area		

The Texas Parks and Wildlife Department uses the Candy Abshire Wildlife Management Area for bird migration counts, conservation, and habitat management. It is located in Smith Point at the end of FM 562 approximately 22 miles south of Anahuac. Fifty percent of the site is in a 100-year floodplain, and may fall under the Federal Wetlands Protection Act. Surrounding land use is industrial agricultural, residential and recreational. There is one structure, a hawk tower.

The appraisal indicates highest and best use is to continue in the present use. The real estate market in Chambers County is low to moderate, with little development forecasted.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Caprock Canyons State Park

Location:

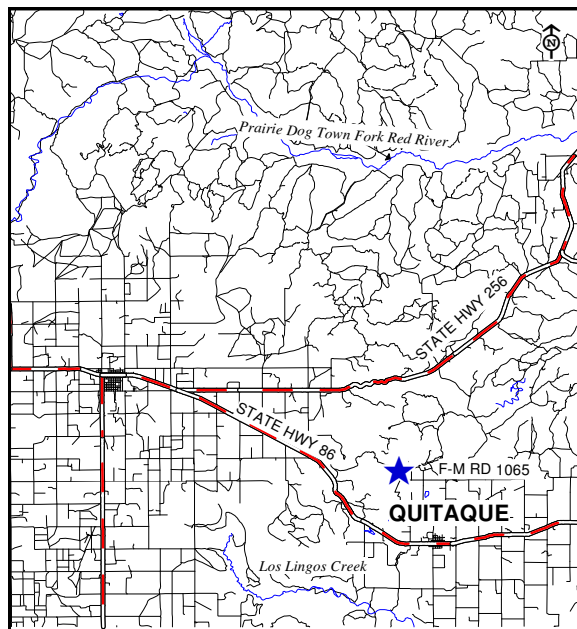
SH 86, Quitaque, Briscoe County, Texas

Legal Description:

Vol 75 Pg 442 Vol 80 Pg 196 Vol 81 Pg 82 Briscoe County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...2/28/2006	Acres: .....13,960.64	Bldgs.: .....15	Bldg. Area: 26,357 sq.ft.
Sen. Dist.:.....28	Rep. Dist.:.....85	FAR: 0.01	Building Value: \$397,000
% in Floodplain: .....3%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$5,584,000	
Frontage: .....SH 86		Total Market Value: \$5,981,000	
Utilities: .....Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: .....Ranching, Agricultural			
Current Use: .....State Park			
Highest and Best Use: .....State Park			
Agency Projected Use: .....State Park			

The Texas Parks and Wildlife Department operates this site as a state park offering camping, nature trails, picnic areas, and water sports activities at Lake Theo. It is located about three miles north of the community of Quitaque on SH 86. Endangered species inhabit the site and there are 15 buildings. Surrounding land use is ranching and farming. A total of 2,300 acres is encumbered by a grazing lease to an individual for a five-year term.

The appraisal indicates highest and best use is to continue in the present use. There has been little growth in Briscoe County over the past five years.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Caprock Canyons Trailways

Location:

Meandering through Briscoe, Hall, and Floyd Counties,
Quitaque, Brisco County, Texas

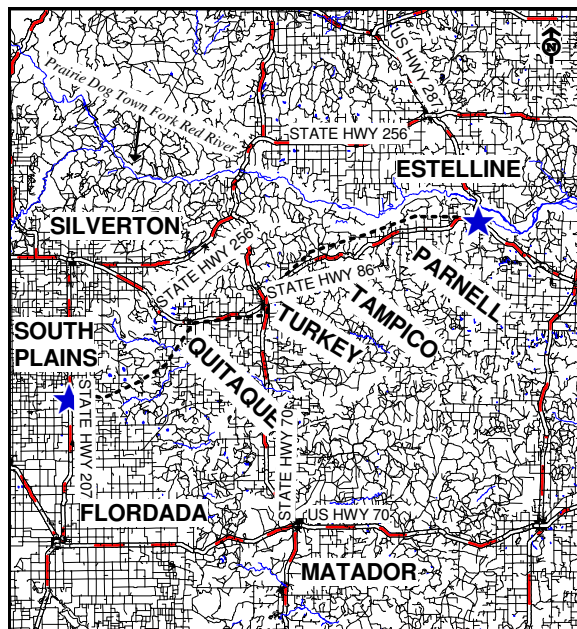
Legal Description:

Vol 236 Pg 218 Briscoe, Hall, and Floyd County Deed
Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Mineral Rights Reserved
Easements: None



Location Map

Appraisal Date: ...2/28/2006	Acres: 1,200.00	Bldgs.: 0	Bldg. Area: 0 sq.ft.
Sen. Dist.: 28	Rep. Dist.: 88	FAR: 0.0	Building Value: \$0
% in Floodplain: 0%	Slope: Level	Improvement Value: \$28,000	
Zoning: Unzoned	Land Value: \$480,000		
Frontage: SH 207, US 287	Total Market Value: \$508,000		
Utilities:			None
Surrounding Uses:			Native Land, Rangeland
Current Use:			State Recreation Area
Highest and Best Use:			State Recreation Area
Agency Projected Use:			State Recreation Area

The Texas Parks and Wildlife Department retains this site as a wildlife management area and nature trail. It meanders through three counties and is accessible through various small cities along the trail. Endangered species such as the Texas Garter Snake, Bald Eagle, Palo Duro Mouse, various bird species and the Texas Horned Lizard inhabit this site. Development of the site is not encouraged and would be difficult since the shape is 64 miles long by 200 feet wide. Surrounding land use is native rangeland.

The appraisal indicates highest and best use is to continue in the present use. The site is very rural in nature in a lightly populated area of the Panhandle. Agriculture is the mainstay of the area in all three counties. There has been minimal growth in this part of Texas.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Casa Navarro State Historic Site

Location:

228 South Laredo St, San Antonio, Bexar County,
Texas

Legal Description:

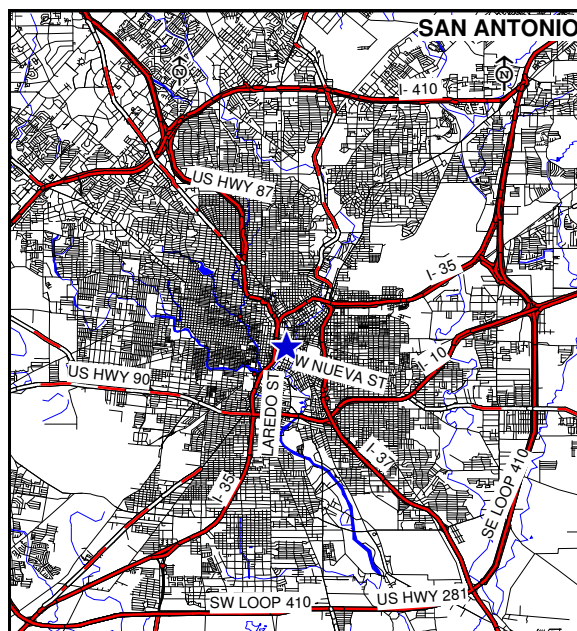
Vol 7703 Pg 191 Bexar County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: 10/20/2006	Acres: 0.30	Bldgs.: 3	Bldg. Area: 9,316 sq.ft.
Sen. Dist.: 26	Rep. Dist.: 123	FAR: 0.71	Building Value: \$0
% in Floodplain: 50%	Slope: Level		Improvement Value: \$0
Zoning: Commercial		Land Value: \$111,000	
Frontage: South Laredo St		Total Market Value: \$111,000	
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Governmental, Commercial		
Current Use:	State Historical Site		
Highest and Best Use:	Office Development as Vacant		
Agency Projected Use:	State Historical Site		

Former home of eminent statesman and rancher, Jose Antonio Navarro. Jose Antonio Navarro State Historical Site consists of three restored buildings and two park structures. The improvements, due to their age and functional obsolescence, have no contributory value. The home, located in the downtown area of San Antonio on South Laredo St has received a state historical designation. City and county buildings now surround the structure; the Bexar County Jail to the north, the Bexar County Annex Building on the east, the San Antonio Police Station to the south, and a public parking lot on the west.

The appraisal indicates highest and best use is to continue in the present use in light of the historical significance and designation. If the site was vacant, the highest and best use would be for office development. San Antonio is a bustling economy and growth is expected to continue.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Chaparral WMA

Location:

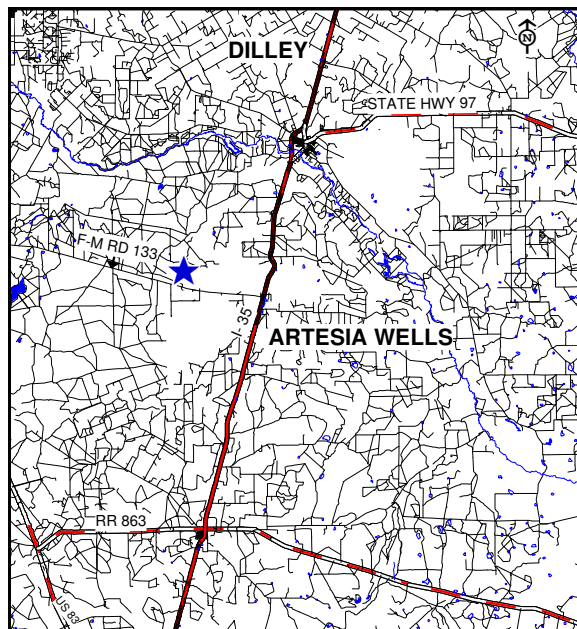
FM 133, Artesia Wells, Dimmit County, Texas

Legal Description:

Vol 151 Pg 239 La Salle County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...11/8/2005	Acres: ....15,200.00	Bldgs.: .....12	Bldg. Area: 16,232 sq.ft.
Sen. Dist.:.....21	Rep. Dist.:.....80	FAR: 0.01	Building Value: \$270,000
% in Floodplain: .....2%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value:.....\$13,680,000	
Frontage: .....FM 133		Total Market Value: \$13,950,000	
Utilities: .....Electricity, Gas, Telephone, Water Well, Septic Tank			
Surrounding Uses: .....Ranching			
Current Use: .....Wildlife Management Area			
Highest and Best Use: .....Wildlife Management Area			
Agency Projected Use: .....Wildlife Management Area			

Chaparral Wildlife Management Area covers hunting and ranching land in a sparsely populated area of south Texas between San Antonio and Laredo. The region is known for its large white-tailed deer population and other abundant wildlife. More specifically, it is located about eight miles west of Artesia Wells on FM 133. The intent of the subject is to serve as a wildlife research and demonstration area where trained biologists can study and evaluate wildlife management practices. Surrounding land use is entirely large ranching operations.

The appraisal indicates highest and best use is to continue in the present use. This area is in remote south Texas and there is little development occurring. Artesia Wells is experiencing no growth and the market is stable.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

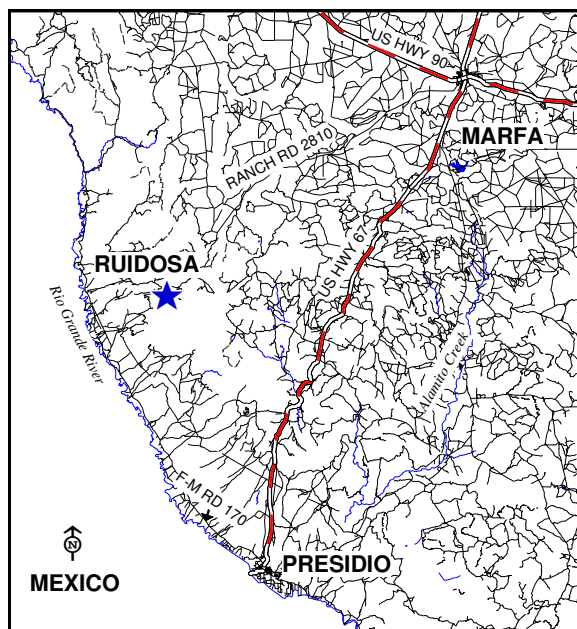
Chinati Mountain Natural Area

Location:

RR 2810, Presidio, Presidio County, Texas

Legal Description:

Vol 298 Pg 511 Presidio County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Restricted Use*Easements:* Pipeline

Location Map

Appraisal Date: ...11/2/2005	Acres: ....37,885.41	Bldgs.: .....4	Bldg. Area: 3,894 sq.ft.
Sen. Dist.:....19	Rep. Dist.:....74	FAR: 0.01	Building Value: \$0
% in Floodplain: ....0%	Slope: .....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,500,000	
Frontage: .....RR 2810		Total Market Value: \$1,500,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Recreational		
Current Use:	State Natural Area		
Highest and Best Use:	State Natural Area		
Agency Projected Use:	State Natural Area		

The Texas Parks and Wildlife Department utilizes this land located some seventeen miles northwest of Presidio, as a natural area. It was donated to the TPWD in May 1996 with a restriction that limits use to this specific purpose. The deed restriction does permit limited ranching and recreational hunting. There are cabins on the property, pavilions with observation decks, metal working pens and a water system. The appraiser indicates the buildings contribute no value other than as park-related use. Surrounding land use is ranching and recreational hunting.

With the site use and ownership limited by the restriction contained in the deed, the appraiser determined the highest and best use is to continue in the present use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

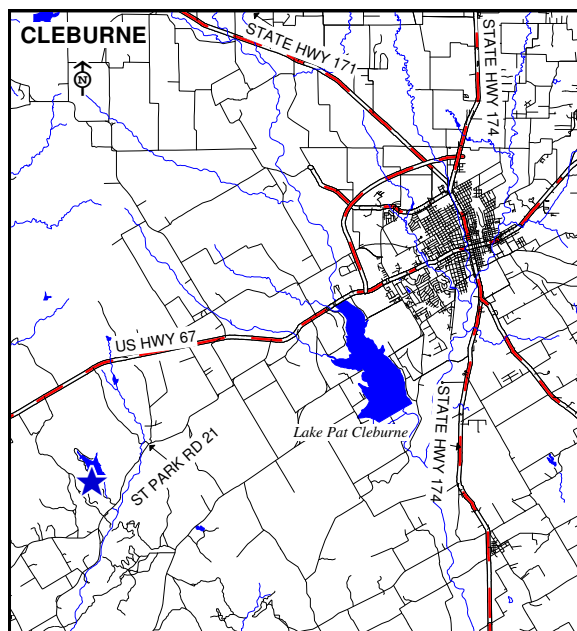
Cleburne State Park

Location:

Park Rd 21, Cleburne, Johnson County, Texas

Legal Description:

Vol 12 Pg 312 Vol 301 Pg 10 Vol 369 Pg 205 Johnson County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

Appraisal Date: ...10/5/2005	Acres: 528.77	Bldgs.: .....20	Bldg. Area: 16,077 sq.ft.
Sen. Dist.:.....22	Rep. Dist.:.....58	FAR: 0.01	Building Value: \$766,688
% in Floodplain:	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned			Land Value: \$1,110,000
Frontage: .....Park Rd 21			Total Market Value: \$1,876,688
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Ranching, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department maintains this site as a year-round state park offering camping, nature trails, picnicking and water sports activities. It is located about twelve miles southwest of Cleburne and is improved with twenty buildings. Surrounding land use is agriculture, ranching and residential.

The appraisal indicates highest and best use is to continue in the present use. There is a reversion clause in the deed precluding any other use than as a state park.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Colorado Bend State Park

Location:

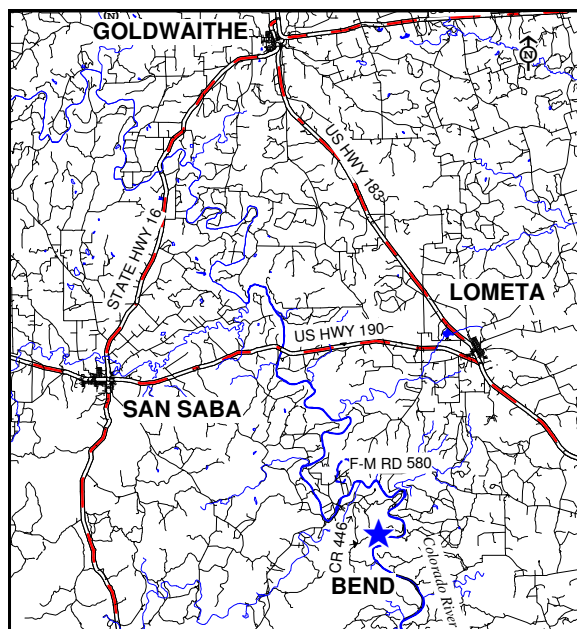
CR 446, San Saba, San Saba County, Texas

Legal Description:

Vol 185 Pg 370 Vol 194 Pg 145 Vol 254 Pg 513 San Saba County Deed Records

Encumbrances**Physical:** None**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: .....3/3/2006	Acres: 5,328.26	Bldgs.: .....13	Bldg. Area: 8,041 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: 0.01	Building Value: \$535,279
% in Floodplain: .....0%	Slope: .....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$10,000,000	
Frontage: .....CR 446		Total Market Value: \$10,535,279	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Recreational, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park and Critical Habitat		

The Texas Parks and Wildlife Department uses this site located in San Saba and Lampasas Counties as a state park and recreational area. Approximately 4,723 acres are in San Saba County on the west side of the Colorado River and support the park, with the remaining 605.25 acres in Lampasas County on the east side of the river. The 605.25 acres are largely unused by the public and mainly used as critical habitat for the Black Capped Vireo, Golden Cheeked Warbler and the Bald Eagle. This portion of the park is accessed only through a series of private roads and easements.

The appraisal indicates the highest and best use is to continue in its present use as a state park. However, TPWD should attempt to use the 605.25 acres in a more intense manner that would provide more public access. River frontage of the scenic nature is considered highly desirable.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Confederate Reunion Ground
Historic Park**Location:**

Intersection of FM 2705 and FM 1633, Mexia,
Limestone County, Texas

Legal Description:

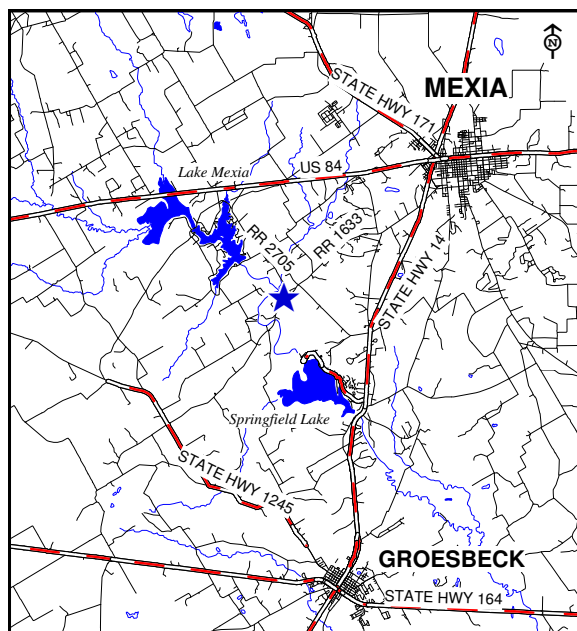
Vol 711 Pg 866 Limestone County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Pipeline



Location Map

Appraisal Date: .....1/5/2006	Acres: 77.05	Bldgs.: .....7	Bldg. Area: 5,064 sq.ft.
Sen. Dist.: .....5	Rep. Dist.: .....8	FAR: 0.01	Building Value: \$30,000
% in Floodplain: .....2%	Slope: .....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$85,000	
Frontage: .....FM 2705, FM 1633		Total Market Value: \$115,000	
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Residential, Ranching		
Current Use:	Historical State Park		
Highest and Best Use:	Historical State Park		
Agency Projected Use:	Historical State Park		

Confederate Reunion Grounds State Historic Park was the site of Confederate Army reunions from 1889 to 1946. Located six miles southwest of Mexia, at the southwest corner of the intersection of FM 1633 and FM 2705, the site is used as a day-use state historic park for picnicking, family gatherings and civic events. There are seven structures including the 1872 Heritage House and picnic areas. Surrounding land use consists of ranching and rural home sites. The tract is located along the Navasota River and parts are subject to frequent flooding.

The appraisal indicates highest and best use is to continue in the present use. Limestone County has experienced little growth in the recent past. The local economy is dependent upon oil and gas production and agriculture.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

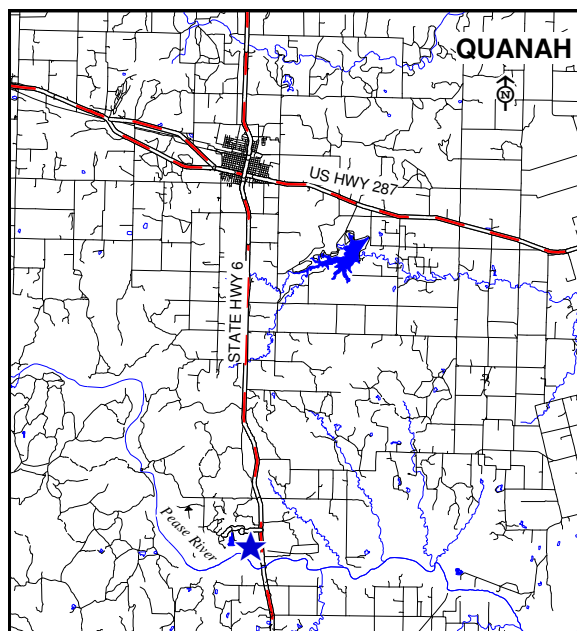
Copper Breaks State Park

Location:

777 Park Rd 62, Quanah, Hardeman County, Texas

Legal Description:Vol 196 Pg 599 Vol 199 Pg 114 Hardeman County
Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...4/11/2006	Acres: 1,920.00	Bldgs.: .....8	Bldg. Area: 13,162 sq.ft.
Sen. Dist.:.....28	Rep. Dist.:.....68	FAR: 0.01	Building Value: \$565,415
% in Floodplain: .....5%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned			Land Value: \$864,000
Frontage: .....777 Park Rd 62			Total Market Value: \$1,428,415
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Agricultural, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department operates this tract located between Crowell and Quanah as a state park offering picnicking, camping, hiking, nature study and water sports. The park name was derived from the copper deposits throughout the area. Improvements consist of two buildings considered to have value, and some outbuildings with no contributory value. Surrounding land use is primarily agricultural and residential.

The appraisal indicates highest and best use is to continue in the present use. Hardeman County's economy is primarily agribusiness related.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Corpus Christi Wildlife Refuge

Location:

3 Miles SW of Mathis off Park Rd 25, Mathis, San Patricio County, Texas

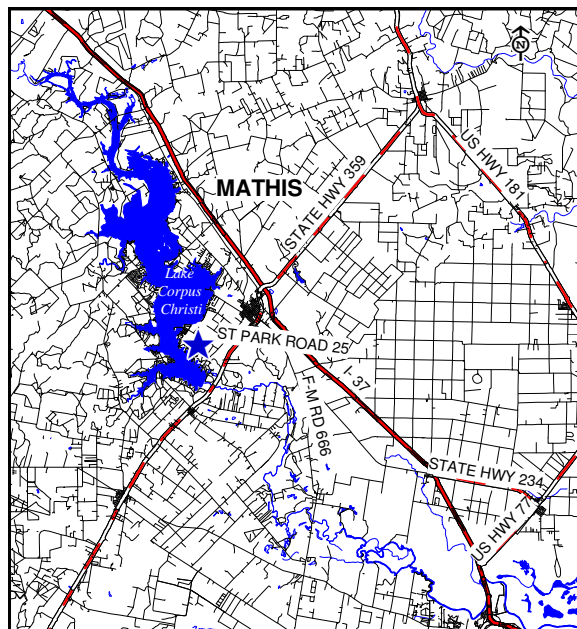
Legal Description:

MPJ&N Delgado Grant Abst. 4 San Patricio County Deed Records

Encumbrances**Physical:**

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/20/2005	Acres: 50.00	Bldgs.: 0	Bldg. Area: 0 sq.ft.
Sen. Dist.: 21	Rep. Dist.: 32	FAR: 0.0	Building Value: \$0
% in Floodplain: 0%	Slope: Level		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$65,000	
Frontage: Off Park Rd 25		Total Market Value: \$65,000	
Utilities:			Electricity
Surrounding Uses:			Recreational, Agricultural, Residential
Current Use:			Wildlife Refuge/Treatment Plant Site
Highest and Best Use:			Wildlife Refuge/Treatment Plant Site
Agency Projected Use:			Wildlife Refuge/Treatment Plant Site

Texas Parks and Wildlife Department acquired this site September 2001. It is located about three miles southwest of Mathis off State Park Rd 25 and is a wildlife refuge. It is also the site for the newly constructed sewage treatment plant for the Lake Corpus Christi State Park. This site adjoins and facilitates the Lake Corpus Christi State Park. Surrounding land use is recreational, agricultural, and residential.

The highest and best use for the site is agricultural to include the wildlife refuge. Though the property adjoins the state park and is near Lake Corpus Christi, it does not have direct access or a view of the lake.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Daingerfield State Park

Location:

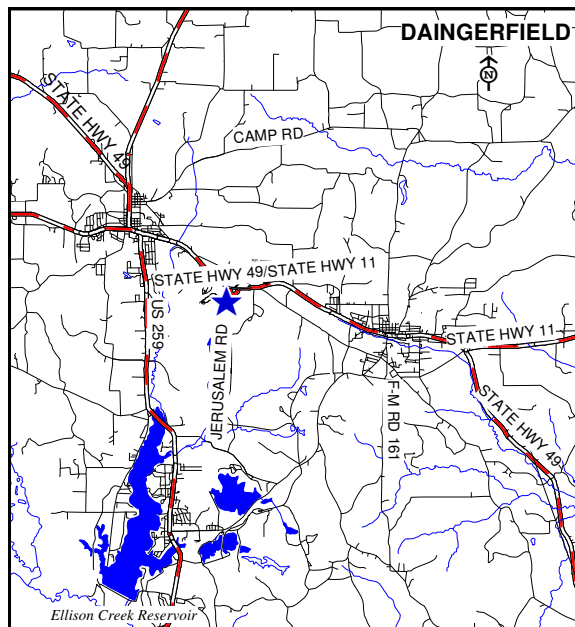
SH 49/11, Daingerfield, Morris County, Texas

Legal Description:

Vol 30 Pg 575 Vol 31 Pg 291 Morris County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Pipeline



Location Map

Appraisal Date: ...1/25/2006	Acres: 506.91	Bldgs.: .....13	Bldg. Area: 12,879 sq.ft.
Sen. Dist.:.....1	Rep. Dist.:.....1	FAR: 0.01	Building Value: \$380,000
% in Floodplain: .....15%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,520,000	
Frontage: .....SH 49/11		Total Market Value: \$1,900,000	
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Residential, Woodlands		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department uses this site, located about two miles east of Daingerfield, as a state park offering picnicking, camping, nature study and water sports. It surrounds attractive 80-acre Lake Daingerfield, and the site is improved with 13 structures. Surrounding land use is generally vacant woodlands and rural residential development.

Since the time of last reporting, 50 acres that were considered underutilized have been sold. This tract was located on the north side of highway 49/11 and did not interfere with the working park. This tract was approved for sale by the Governor in 2002.

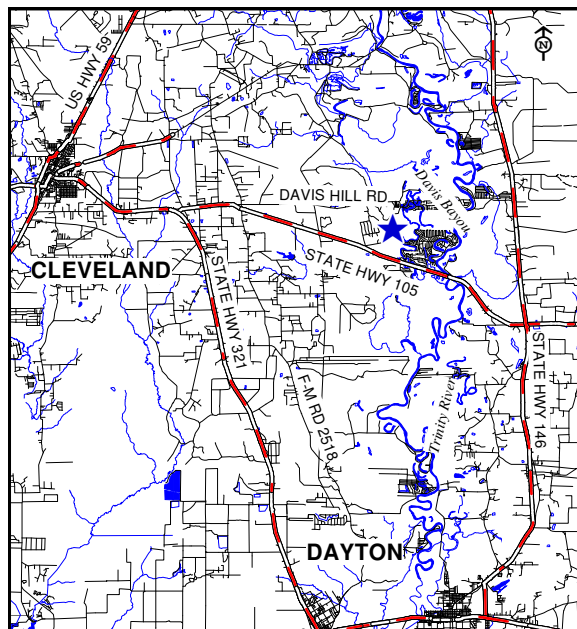
Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Davis Hill State Park

Location:

North of SH 105, Cleveland, Liberty County, Texas

Legal Description:V 1003 P 95 V 1103 P 172 V 1039 P 143 V 1045 P
394 V 1036 P 908 Liberty County Deed Records**Encumbrances****Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: 12/14/2005	Acres: 1,738.34	Bldgs.: 0	Bldg. Area: 0 sq.ft.
Sen. Dist.: 4	Rep. Dist.: 18	FAR: 0.0	Building Value: \$0
% in Floodplain: 6%	Slope: Moderate		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$957,000	
Frontage: North of SH 105		Total Market Value: \$957,000	
Utilities:	Electricity, Water		
Surrounding Uses:	Woodlands, Residential, Vacant		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department planned to develop this land as a state park and recreational area. It is located north of SH 105 near Cleveland or about 50 miles northeast of Houston. The tract is undeveloped at this time. The swampy portion of the tract offers nesting grounds for wildlife habitat. Surrounding land use is primarily vacant, rural residential and timber land. TPWD has indicated it plans to sell Davis Hill State Park to the Trinity River NWR as part of a master plan. GLO concurs with TPWD plans.

The appraisal indicates highest and best use is to continue as a state park. The site is in the northeast part of Liberty County. There are convenience stores and businesses located along Hwy 59 and SH 105 in Cleveland. Economic conditions in the area are stable with no significant change expected.

Recommendation:

Retain for continued agency use. Transfer to Trinity River NWR as part of a master plan if deemed appropriate.

Texas General Land Office

Davis Mountains State Park

Location:

Park Rd 3 at Hwy 118 N, Fort Davis, Jeff Davis County, Texas

Legal Description:

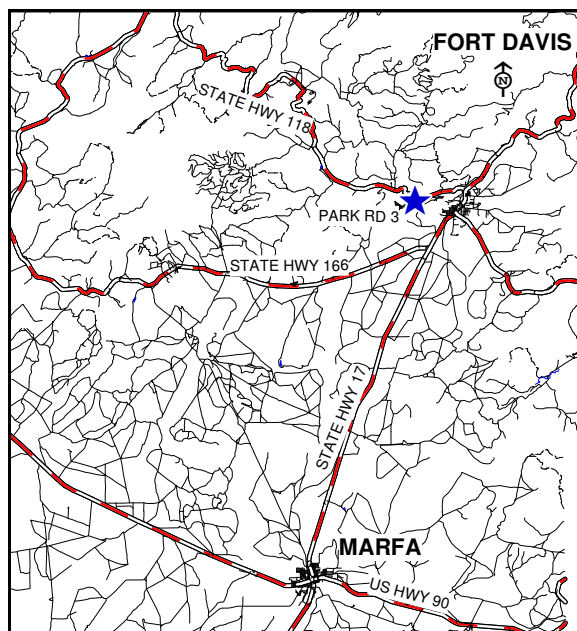
V 33 P 620 V 34 P 576 V 35 P 330 V 61 P 640 V 111
P 466 Jeff Davis County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...11/2/2005	Acres: 2,708.90	Bldgs.: .....18	Bldg. Area: 43,567 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....74	FAR: 0.01	Building Value: \$637,297
% in Floodplain: .....7%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,350,000	
Frontage: .....Park Rd 3, SH 118 North		Total Market Value: \$1,987,297	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Rangeland, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The TPWD uses this site west of Fort Davis as a recreational park, campground and small motel (Indian Lodge). The park is located in the foothills of the Davis Mountains Range, some three miles west of Ft. Davis. Improvements include 18 buildings for park maintenance and public use, five of which were constructed by the CCC in the 1930's. Old Fort Davis was originally built to protect settlers from Indian raids and is a separate entity from the park, operated as a National Historic Site by the National Park Service. Surrounding land use is primarily rangeland with some small tract development to the northwest.

Even though both Alpine and Fort Davis are becoming retirement areas due to the mild climate and pristine air, the appraisal indicates highest and best use is to continue in the present use due to the historical and natural resource significance of the area. Ranching and hunting are major

Recommendation:

Retain for continued agency operations.

Texas General Land Office

De Zavala Historic Site

Location:

Across from the San Jacinto Battleground, La Porte, Harris County, Texas

Legal Description:

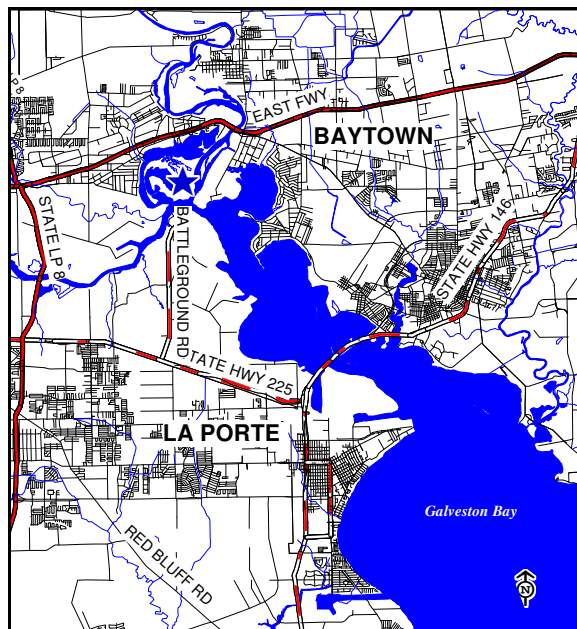
Arthur McCormick Survey, Abst. 46 Harris County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: None



Location Map

Appraisal Date: .....2/2/2006	Acres: 1.00	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.: .....6	Rep. Dist.: .....11	FAR: 0.0	Building Value: \$0
% in Floodplain: .....100%	Slope: .....Level	Improvement Value: \$0	Land Value: \$0
Zoning: .....Unzoned	Frontage: No access	Total Market Value: \$0	
Utilities:			None
Surrounding Uses:			Waterway
Current Use:			Historical Site
Highest and Best Use:			Historical Site
Agency Projected Use:			Historical Site

The Texas Parks and Wildlife Department retains this tract for its historical significance. It is located across the Houston Ship Channel from the San Jacinto Monument and Battleground. Rising water has forced TPWD to move all the gravesites from this site to the De Zavala Plaza located within the battleground. The site has no access and is believed to be underwater most of the time.

The appraisal indicates highest and best use is to continue in the present use. This is still a cemetery site of historical significance and value lies primarily in the historical and cultural significance. For the purposes of this appraisal no value was given to the site.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Devil's River State Natural Area

Location:

Dolan Creek Rd west of Hwy 277, Del Rio, Val Verde County, Texas

Legal Description:

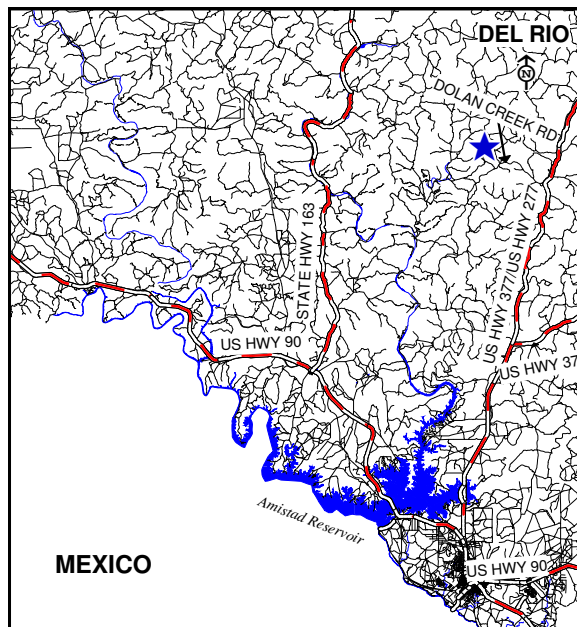
Vol 498 Page 226 Val Verde County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Utility



Location Map

Appraisal Date: ...1/24/2006	Acres: ....19,988.63	Bldgs.: .....13	Bldg. Area: 14,349 sq.ft.
Sen. Dist.:....19	Rep. Dist.:....74	FAR: 0.01	Building Value: \$0
% in Floodplain: ....5%	Slope: Steep		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$5,400,000	
Frontage: Dolan Creek Rd west of Hwy 277		Total Market Value: \$5,400,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Recreational, Native Land		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department utilizes this site in Val Verde County as a state natural area for hunting, recreation and ranching. It is located about 65 miles north of Del Rio on Dolan Creek Rd west of Hwy 277. The site contains some registered archaeological sites and endangered species. It is improved with 13 buildings including residences, bunkhouses, and headquarters. The improvements were not valued separately but included in the total value of the tract. Surrounding land use is recreational and native land.

The appraisal indicates highest and best use is for continued use as a state park. This area near Del Rio has a slow and limited market for large-acreage parcels. Del Rio is the closest town offering shopping and services.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Devil's Sinkhole Natural Area and
Archaeological Site**Location:**

Northeast of Rocksprings off Hwy 377, Rocksprings,
Edwards County, Texas

Legal Description:

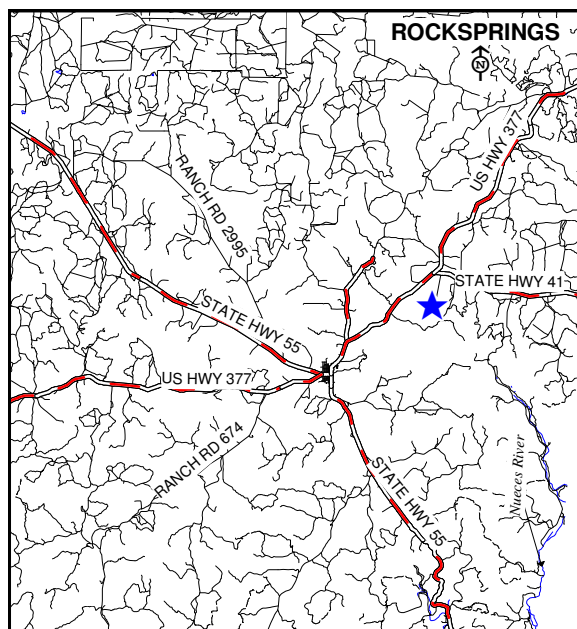
Vol 70 Page 205 Vol 71 Page 654 Edwards County
Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...1/25/2006	Acres: 1,859.67	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....74	FAR: 0.0	Building Value: \$0
% in Floodplain: .....10%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,209,000	
Frontage: .....Hwy 377		Total Market Value: \$1,209,000	
Utilities: .....	....., Water Well, Septic Tank		
Surrounding Uses: .....	.....Ranching, Residential, Rangeland		
Current Use: .....	.....State Park/Natural Area		
Highest and Best Use: .....	.....State Park/Natural Area		
Agency Projected Use: .....	.....State Park/Natural Area		

Devil's Sinkhole, a Nationally Registered Natural Landmark, was formed when the limestone formation collapsed resulting in a pit about 75' in diameter and 160' deep. It is the largest sinkhole in Texas and shelters endangered species such as the Tobusch Fishhook Cactus and the Black-capped Vireo. It is a premier example of the karst topography characterizing the Edwards Plateau. The nearest city is Rocksprings and surrounding land use is ranching, residential and rangeland. There are no improvements excepting a public comfort station.

Since the site is listed on the National Natural Landmark Register, the appraiser indicates the highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

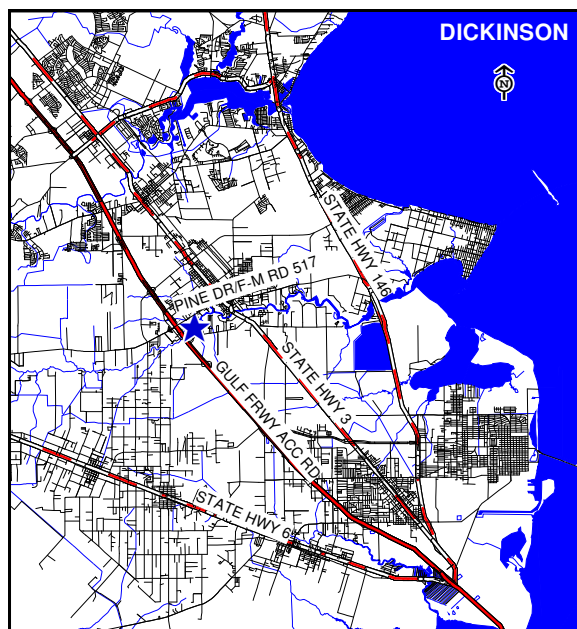
Dickinson Regional Office

Location:

1502 Pine Dr, Dickinson, Galveston County, Texas

Legal Description:Part of Lots 159 & 182 D Addition to City of Dickinson
Galveston Cty, Texas**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 12/16/2005	Acres: 3.62	Bldgs.: 2	Bldg. Area: 14,856 sq.ft.
Sen. Dist.: 11	Rep. Dist.: 24	FAR: 0.09	Building Value: \$465,000
% in Floodplain: 100%	Slope: Level		Improvement Value: \$0
Zoning: Commercial		Land Value: \$355,000	
Frontage: Pine Dr		Total Market Value: \$820,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Commercial		
Current Use:	Regional Office		
Highest and Best Use:	Regional Office		
Agency Projected Use:	Regional Office		

This is a relatively new site in Dickinson, acquired in October, 1999, and serves as a regional office. The site is improved with two buildings, an office building and a warehouse. Surrounding land use is commercial in keeping with the zoning.

The highest and best use is commercial development to include the present use. The neighborhood is easily accessible to major employment centers and shopping facilities. The Johnson Space Center, the University of Houston Clear Lake Campus and other industries are contributing to the continued growth outlook.

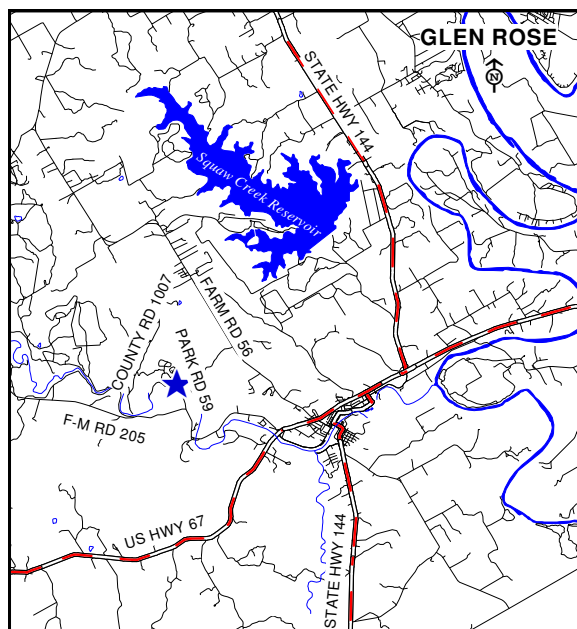
Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Dinosaur Valley State Park

Location:

Park Rd 59, Glen Rose, Somervell County, Texas

Legal Description:V 50 P 330 V 54 P 619 V 61 P 160 V 55 P 424 V 64 P
614 V 56 P 165 Somervell County Deed Records**Encumbrances****Physical:** Presence of Artifacts**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: 10/12/2005	Acres: 1,587.38	Bldgs.: 18	Bldg. Area: 16,148 sq.ft.
Sen. Dist.: 22	Rep. Dist.: 59	FAR: 0.01	Building Value: \$652,316
% in Floodplain: 9%	Slope: Level		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$3,300,000	
Frontage: Park Rd 59		Total Market Value: \$3,952,316	
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Agricultural, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The National Park Service designated this state park in north central Texas as a National Natural Landmark in 1969. It is the site of a scientifically remarkable collection of fossilized prehistoric animal tracks preserved along the Paluxy River streambed. It is developed for recreational use with camping areas and hiking trails. Surrounding land use is agriculture with some residential development along the outer perimeters.

The appraisal indicates highest and best use is to continue in the present use. The sale of this property is highly unlikely with the Historical Landmark designation. Additionally, it is also a habitat for the Golden Cheeked Warbler and the Black Capped Vireo, both included on the endangered species list.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Dundee Fish Hatchery

Location:

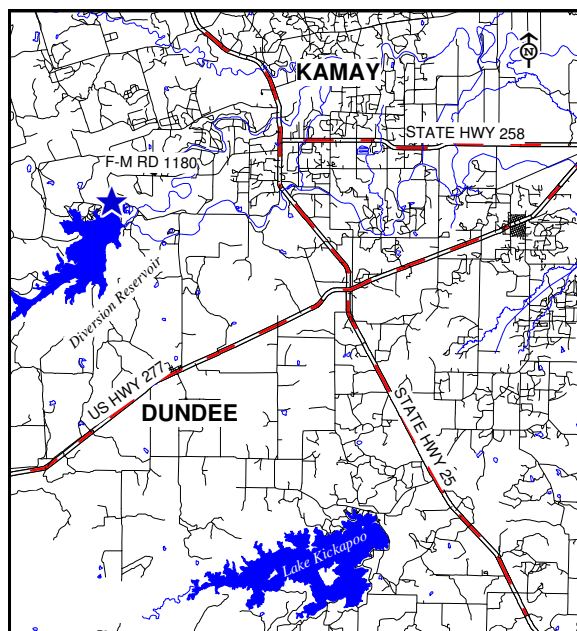
FM 1180 North, Dundee, Archer County, Texas

Legal Description:

Vol 197 Pg 238 Vol 368 Pg 55 Archer County Deed Records

Encumbrances**Physical:** None**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...2/21/2006	Acres: 142.50	Bldgs.: .....16	Bldg. Area: 17,110 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....69	FAR: 0.01	Building Value: \$5,746,675
% in Floodplain: .....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$100,000	
Frontage: .....FM 1180		Total Market Value: \$5,846,675	
Utilities: .....Electricity, Telephone, Wastewater, Water, Septic Tank			
Surrounding Uses: .....Agricultural, Recreational			
Current Use: .....Fish Hatchery			
Highest and Best Use: .....Fish Hatchery			
Agency Projected Use: .....Fish Hatchery			

The Texas Parks and Wildlife Department uses this site, located 37 miles west of Wichita Falls on FM 1180 in north central Texas, as a fish hatchery. Fish raised in this hatchery are placed in water bodies throughout the state. There are sixteen buildings including a residence. Surrounding land use is generally agricultural and recreation. The deed has a reversion clause limiting the property use to a fish hatchery or state park.

The deed reversion clause limits any alternative uses and therefore the appraiser determined the highest and best use is to continue as a fish hatchery. GLO agrees with this determination.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

East Texas Ecological Education Center

Location:

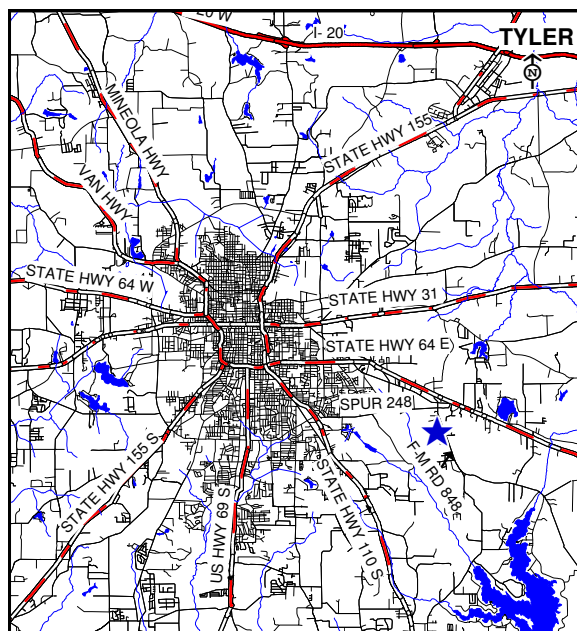
FM 848 and Spur 248, Tyler, Smith County, Texas

Legal Description:

Vol 792 Pg 609 Smith County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: .....2/8/2006	Acres: 82.50	Bldgs.: .....9	Bldg. Area: 24,336 sq.ft.
Sen. Dist.:.....3	Rep. Dist.:.....6	FAR: 0.01	Building Value: \$767,400
% in Floodplain: .....5%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned			Land Value: \$247,500
Frontage: .....FM 848, Spur 248			Total Market Value: \$1,014,900
Utilities:	Electricity, Gas, Telephone, Water, Septic Tank		
Surrounding Uses:	Residential, Vacant		
Current Use:	Regional Offices/Nature Reserve		
Highest and Best Use:	Regional Offices/Nature Reserve		
Agency Projected Use:	Regional Offices/Nature Reserve		

The Texas Parks and Wildlife Department uses this site, located just southeast of Tyler, as a research center. It is improved with four buildings including a staff residence, fisheries office, main building/laboratory, and outdoor pavilion. All improvements are in good condition. Surrounding land uses include residential, and vacant tracts.

Due to the relatively good condition of the improvements and TPWD fully utilizes the site, the appraiser determined the highest and best use is for continued use as a research center and offices. GLO agrees with this determination.

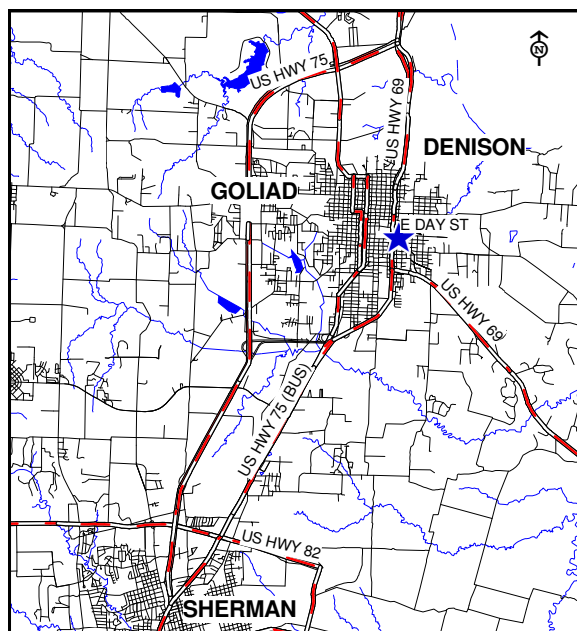
Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Eisenhower Birthplace Historic Site

Location:

208 East Day St, Denison, Grayson County, Texas

Legal Description:Vol 2120 Pg 388 Vol 2119 Pg 730 Grayson County
Deed Records**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Restricted Use*Easements:* Utility

Location Map

Appraisal Date: .....3/2/2006	Acres: 5.52	Bldgs.: .....7	Bldg. Area: 6,129 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....62	FAR: 0.03	Building Value: \$146,606
% in Floodplain: .....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Residential			Land Value: \$36,000
Frontage: .....East Day St			Total Market Value: \$182,606
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial, Vacant		
Current Use:	Historic State Park		
Highest and Best Use:	Historic State Park		
Agency Projected Use:	Historic State Park		

The Texas Parks and Wildlife Department preserves this site in Denison as the birthplace of Dwight D. Eisenhower, the 34th President of the United States. It is centrally located in the city; the house and surrounding block is now a park. The deed restricts the use of this land for any other purpose. Surrounding land is generally residential, with some commercial and vacant tracts nearby.

The appraisal indicates highest and best use is to continue in the present use in light of the historical significance and the deed restrictions. The general state of the economy in the site neighborhood is somewhat depressed. The general economy in Denison is considered good.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Elephant Mountain State Park

Location:

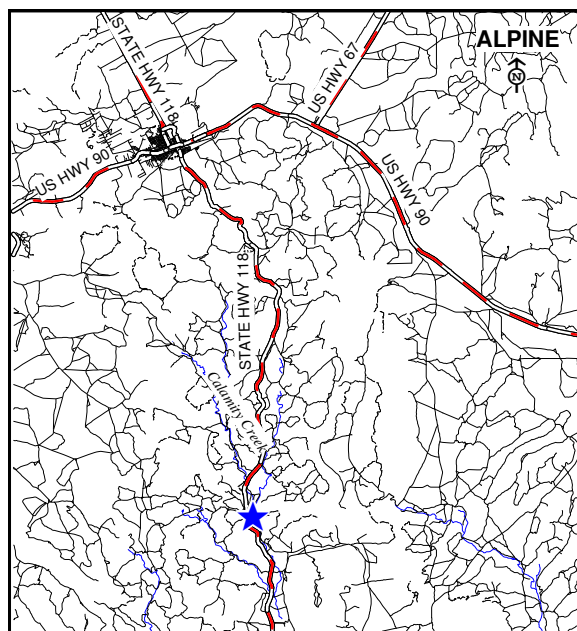
SH 18, Alpine, Brewster County, Texas

Legal Description:

Vol 255 Pg 455 Brewster County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...11/1/2005	Acres: ....23,146.70	Bldgs.: .....9	Bldg. Area: 20,341 sq.ft.
Sen. Dist.: ....19	Rep. Dist.: ....74	FAR: 0.01	Building Value: \$285,000
% in Floodplain: ....1%	Slope: Steep		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$5,650,000	
Frontage: SH 18		Total Market Value: \$5,935,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Recreational		
Current Use:	Recreational/Wildlife Management		
Highest and Best Use:	Recreational/Wildlife Management		
Agency Projected Use:	Recreational/Wildlife Management		

The Texas Parks and Wildlife Department uses this site as a wildlife management area, state park and working cattle ranch. The tract is located about 26 miles south of Alpine on SH 18. Improvements include a headquarters office, two residences, an education and information center, and various other buildings. Surrounding land use is primarily ranching, engaged in cattle and wildlife production, and recreational.

Ranching and hunting continue to be the major source of income for the Alpine area. However, deed restrictions specify that this property will be used for and managed by TPWD as a wildlife management area for conservation and development of big horn sheep and large game animals and other compatible wildlife-oriented research and recreational uses. The appraisal indicates highest and best use is as a wildlife management area.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Enchanted Rock State Natural Area

Location:

FM 965, 18 miles north of Fredericksburg,
Fredericksburg, Llano County, Texas

Legal Description:

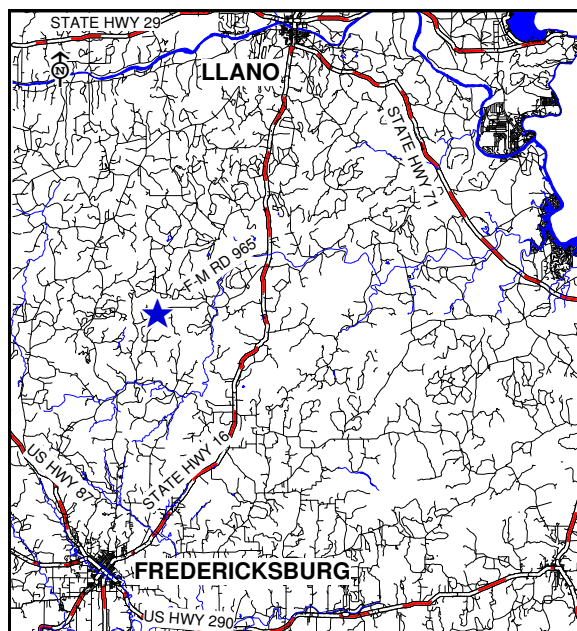
Vol 124 Pg 70 Gillespie County Deed Records Vol 225
Pg 561 Llano County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Utility



Location Map

Appraisal Date: 12/15/2005	Acres: 1,643.50	Bldgs.: 7	Bldg. Area: 10,882 sq.ft.
Sen. Dist.: 24	Rep. Dist.: 53	FAR: 0.01	Building Value: \$333,415
% in Floodplain: 7%	Slope: Moderate		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$4,600,000	
Frontage: FM 965		Total Market Value: \$4,933,415	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Residential, Agricultural		
Current Use:	State Park and Natural Area		
Highest and Best Use:	State Park and Natural Area		
Agency Projected Use:	State Park and Natural Area		

The Texas Parks and Wildlife Department operates this site in the Texas Hill Country as a state natural area and recreational area. It is located on FM 965, 18 miles north of Fredericksburg. The site offers camping, hiking, and rock climbing. Due to the delicate ecology of the vegetation, some limits are placed on public access and land use. In 1971, the site was registered as a National Natural Landmark and was placed on the National Registry of Historic Places in 1984. There are seven buildings with publicly-related uses. Surrounding land uses are agriculture and homesites.

Gillespie and Llano County are experiencing a strong economy. Fredericksburg has a heavy tourist trade and local businesses are doing well. Real estate values are increasing at a modest rate and are expected to increase as growth occurs. The appraisal indicates highest and best use is to continue in the present use in light of the imposed National restrictions and heavy public use.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

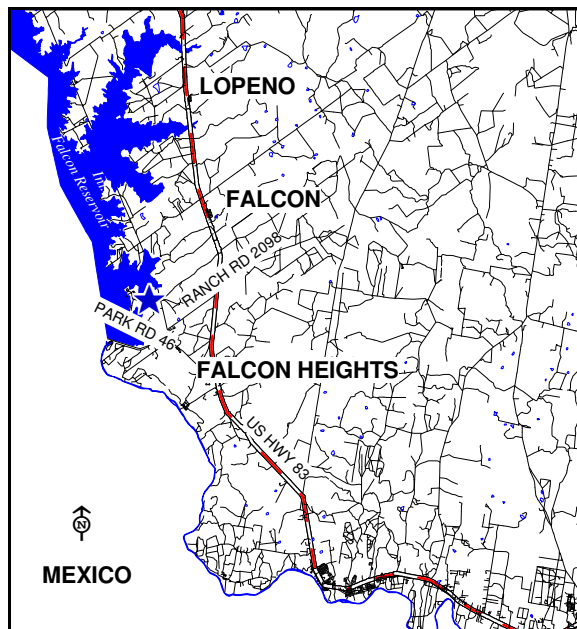
Falcon State Recreation Area

Location:

Park Rd 46, Falcon Heights, Starr County, Texas

Legal Description:

Vol 179 Pg 651 Starr County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Restricted Use*Easements:* Utility

Location Map

Appraisal Date: ...2/27/2006	Acres: 563.15	Bldgs.: .....21	Bldg. Area: 15,693 sq.ft.
Sen. Dist.:.....21	Rep. Dist.:.....31	FAR: 0.01	Building Value: \$420,000
% in Floodplain: .....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned			Land Value: \$760,000
Frontage: .....Park Rd 46			Total Market Value: \$1,180,000
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Vacant, Ranching		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department uses this site as a state recreation area and wildlife refuge. It is located one mile west of the community of Falcon Heights and is about two miles above the dam control site. A deed restriction limits use to a wildlife refuge and recreational area. It is improved with 21 buildings including campsites, screened shelters, toilet facilities, and other park related structures. Surrounding land use is agriculture, vacant and ranching.

The appraisal indicates highest and best use is to continue in the present use in light of the deed restriction.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Fannin Battleground Historic Site

Location:

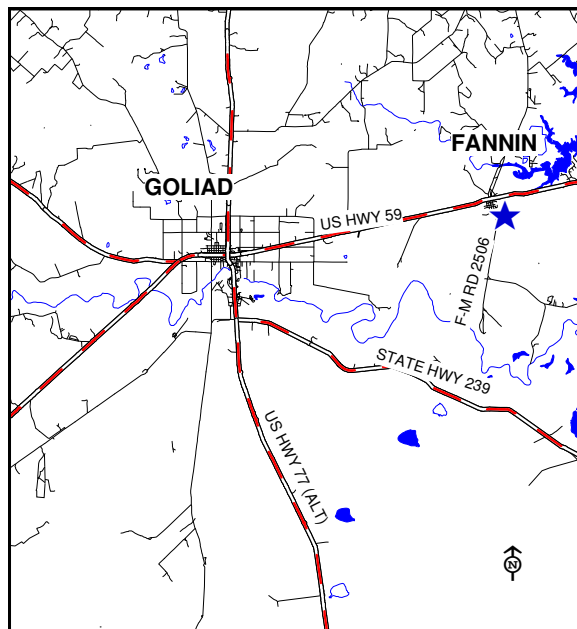
FM 2506, Goliad, Goliad County, Texas

Legal Description:

Vol 38 Pg 581 Goliad County Deed Records

Encumbrances**Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: .....2/6/2006	Acres: 13.62	Bldgs.: .....3	Bldg. Area: 2,834 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....35	FAR: 0.01	Building Value: \$33,500
% in Floodplain: .....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$54,500	
Frontage: .....FM 2506		Total Market Value: \$88,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Agricultural, Residential		
Current Use:	State Historic Park		
Highest and Best Use:	State Historic Park		
Agency Projected Use:	State Historic Park		

The Texas Parks and Wildlife Department utilizes this tract, located about nine miles east of Goliad on FM 2506, as a day-use recreation area and historic site. Goliad marks the site in the Texas Revolution against Mexico where Colonel James Fannin, Jr., and his men were massacred after the Battle of Coleto Creek. The site is improved with three buildings; a residence, pavilion and museum. Surrounding land use is agricultural and residential.

Due to the historical significance of the site, the appraiser indicates highest and best use is to maintain the site in the present use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Fanthorp Inn State Historic Site

Location:

South Main St/CR 245, Anderson, Grimes County,
Texas

Legal Description:

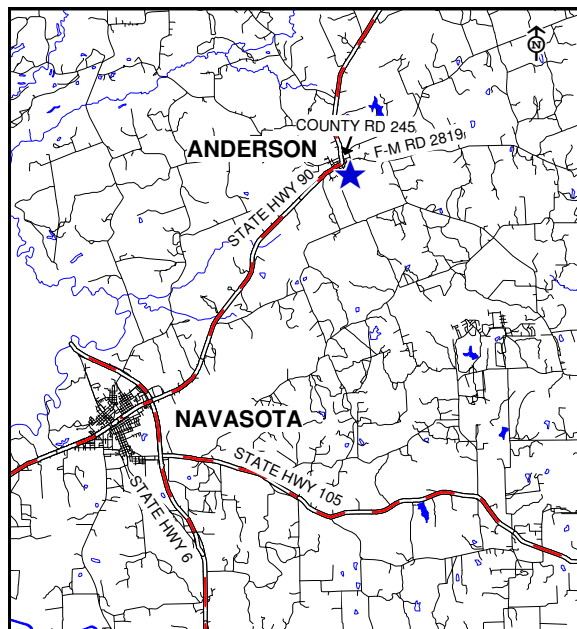
Vol 372 Pg 14 Grimes County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 11/16/2005	Acres: 1.43	Bldgs.: 2	Bldg. Area: 4,552 sq.ft.
Sen. Dist.: 5	Rep. Dist.: 13	FAR: 0.07	Building Value: \$46,876
% in Floodplain: 0%	Slope: Level		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$13,000	
Frontage: South Main St/CR 245		Total Market Value: \$59,876	
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Rangeland, Residential, Woodlands		
Current Use:	Historical State Park		
Highest and Best Use:	Historical State Park		
Agency Projected Use:	Historical State Park		

Built in 1830 by Henry Fanthorp, the Fanthorp Inn was the crossroads stagecoach stop between Houston and Washington upon the Brazos. There were many travelers and famous people including Civil War heroes reported to have stayed there. It was transferred to the Texas Parks and Wildlife Department in 1977, and is listed with the Texas Antiquities Committee. There were artifacts and antiques demonstrating frontier life included in the transfer. Site improvements include the restored inn and a barn with public restroom facilities. Surrounding land use is pastureland, residential and woodlands.

Due to the historic nature of the site, the appraiser indicates the highest and best use is for continued use as a historical site.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Fort Boggy Creek State Park

Location:

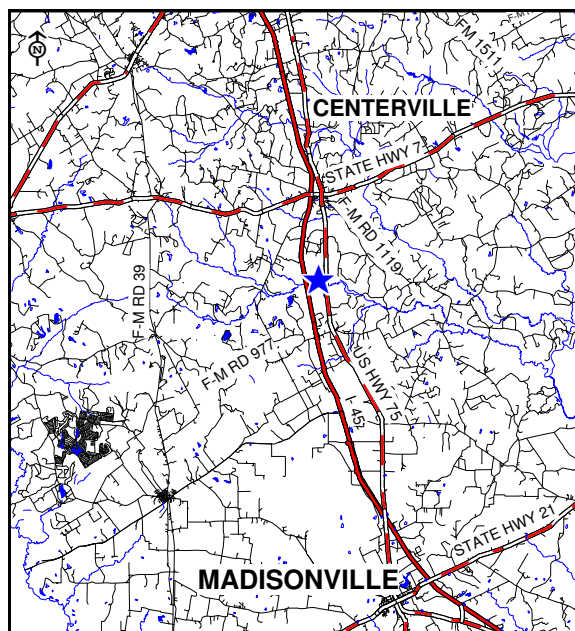
4994 Hwy 75 South, Centerville, Leon County, Texas

Legal Description:

Vol 620 Pg 500 Vol 728 Pg 4 Leon County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...2/15/2006	Acres: 1,847.00	Bldgs.: .....5	Bldg. Area: 4,001 sq.ft.
Sen. Dist.:.....5	Rep. Dist.:.....57	FAR: 0.01	Building Value: \$55,000
% in Floodplain: .....19%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned			Land Value: \$1,830,000
Frontage: .....Hwy 75 South			Total Market Value: \$1,885,000
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Woodlands, Residential, Rangeland		
Current Use:	Historic State Park		
Highest and Best Use:	Historic State Park		
Agency Projected Use:	Historic State Park		

The Fort Boggy Creek State Park is the original site used for defense against the Indians by Texas Rangers. Built around 1840 when Texas was a Republic, there are no original buildings left. Now the site is improved with five buildings. Located about four miles south of Centerville near IH 45 and Hwy 75 in south central Leon County, surrounding land use consists mainly of woodlands, residential and range land. Part of the tract is designated as wetlands with endangered or threatened plant and animal species which would likely cause it to fall under Federal guidelines.

Deed restrictions limit the use to historical preservation. If not maintained as a historical site, it will revert to an organization selected by the presiding district court judge of Leon County, most likely the Daughters of the Republic of Texas. The appraisal indicates highest and best use is to continue in the present use in light of this restriction.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Fort Griffin State Historic Site

Location:

1701 North Hwy 283, Albany, Shackelford County,
Texas

Legal Description:

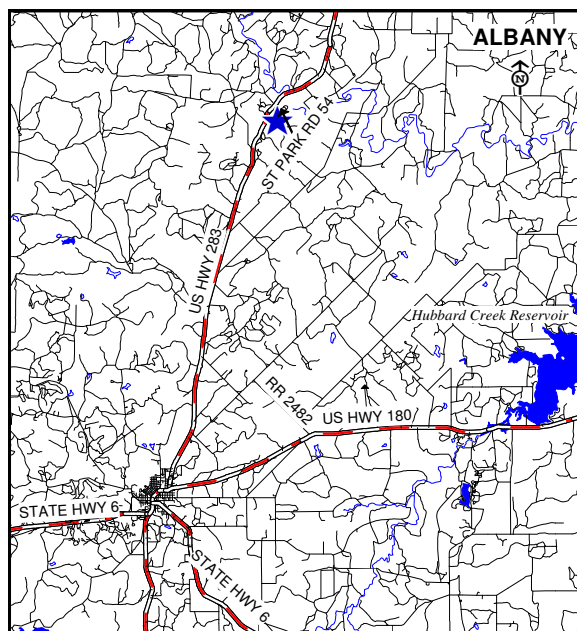
Vol 108 Pg 415 Vol 122 Pg 262 Vol 137 Pg 447
Shackelford County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...3/14/2006	Acres: 506.95	Bldgs.: .....15	Bldg. Area: 10,455 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....60	FAR: 0.01	Building Value: \$185,000
% in Floodplain: .....30%	Slope: Steep		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$510,000	
Frontage: Hwy 283		Total Market Value: \$695,000	
Utilities:	Electricity, Telephone, Water		
Surrounding Uses:	Agricultural, Ranching		
Current Use:	State Historical Site		
Highest and Best Use:	State Historical Site		
Agency Projected Use:	State Historical Site		

The Texas Parks and Wildlife Department preserves this site as a recreational and historic park. Located in Shackelford County, the park is about 35 miles northeast of Abilene. Established in 1867 to protect settlers from Indian raids during the federal reoccupation of Texas after the Civil War, Fort Griffin became Texas' best-known fort. The park is now listed in the National Register of Historic Sites. It is improved with fifteen buildings and surrounding land use is agriculture and ranching.

A deed restriction permitting no other use than a historic site limits any alternative use. Therefore the appraiser determined highest and best use is its current use. The GLO agrees with that determination.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

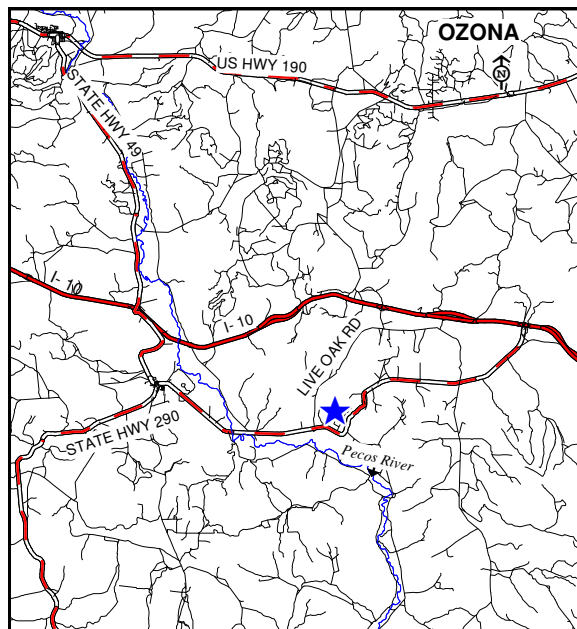
Fort Lancaster State Historic Site

Location:

Hwy 290 West, Ozona, Crockett County, Texas

Legal Description:

Vol 236 Pg 555 Vol 294 Pg 27 Crockett County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

Appraisal Date: .....2/7/2006	Acres: 81.57	Bldgs.: .....4	Bldg. Area: 6,390 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....53	FAR: 0,01	Building Value: \$121,000
% in Floodplain: .....0%	Slope: .....Moderate	Improvement Value:	\$0
Zoning: .....Unzoned	Land Value:	\$43,000	
Frontage: .....Hwy 290 West	Total Market Value:	\$164,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Recreational		
Current Use:	State Historic Site		
Highest and Best Use:	State Historic Site		
Agency Projected Use:	State Historic Site		

The Texas Parks and Wildlife Department maintains this site located some 35 miles west of Ozona, just off of Hwy 290 West, as a state historical site. As early as 1849 this was a well-defined trail across the Pecos as travelers headed for the gold fields of California. The fort, on the east banks of the Live Oak Creek, was established in 1855 by the US Army as part of a chain of four posts protecting the road between San Antonio and El Paso. There are four improvements, a visitor's center, two residences and a maintenance building. Surrounding land use is primarily ranching and recreational hunting.

The deed contains a reversion clause restricting the use to historical preservation. Due to the historical importance of the site, the appraisal indicates highest and best use is to continue to maintain the site.

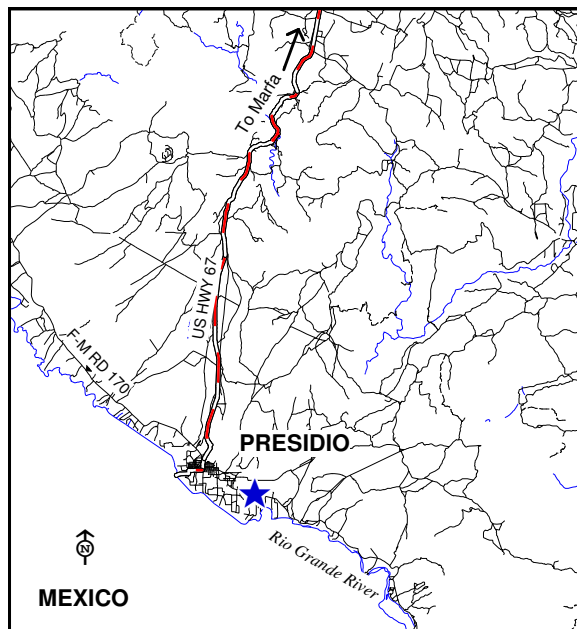
Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Fort Leaton State Historic Park

Location:

FM 170, Presidio, Presidio County, Texas

Legal Description:V 176 P 296 V 187 P 53 V 195 P 478 V 219 P 276 V
251 P 86 V 202 P 343 Presidio County Deed Records**Encumbrances****Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: ...11/2/2005	Acres: 27.10	Bldgs.: .....5	Bldg. Area: 5,663 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....74	FAR: 0.02	Building Value: \$122,000
% in Floodplain: .....30%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$16,300	
Frontage: .....FM 170		Total Market Value: \$138,300	
Utilities: .....Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: .....Agricultural, Residential, Rangeland			
Current Use: .....State Historic Park			
Highest and Best Use: .....State Historic Park			
Agency Projected Use: .....State Historic Park			

The Texas Parks and Wildlife Department preserves this site, located approximately four miles east of Presidio on FM 170, as the fortress-home of Benjamin Leaton. It is improved with five buildings including the adobe fort, purported to be the largest adobe complex in Texas, surface parking, maintenance sheds, an office and a residence. Surrounding land use is chiefly rangeland, farmland and home sites.

The appraisal indicates highest and best use is to continue in the present use. An endangered bat species inhabits the site, making it environmentally sensitive as well as historic. Very little commercial growth is occurring in this area.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Fort McKavett State Historic Site

Location:

FM 864 and FM 1674, Menard, Menard County,
Texas

Legal Description:

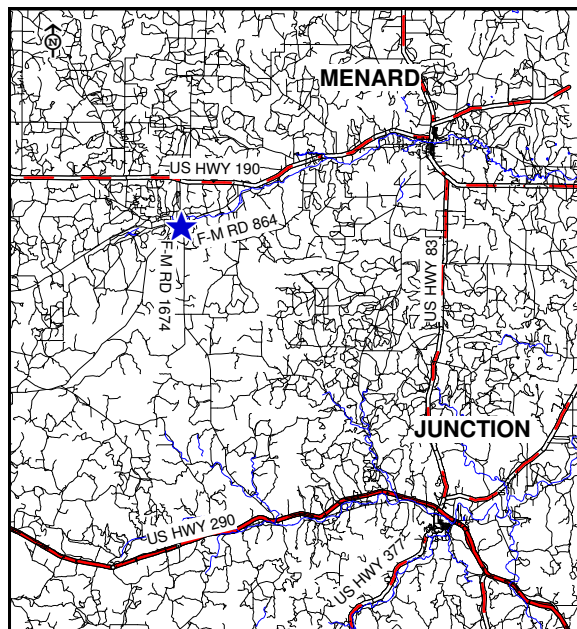
V 83 P 11 V 85 P 301 V 86 P 58 V 87 P 21 V 88 P 1 V
89 P 210 V 90 P 60 V 91 P 779 V 93 P 715 868 V 94
P 3 V 97 P 629 V 98 P 273, 281, 310, 385 Menard
County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...2/16/2006	Acres: 79.53	Bldgs.: .....3	Bldg. Area: 7,711 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: 0.01	Building Value: \$198,000
% in Floodplain: .....20%	Slope: Steep		Improvement Value: \$0
Zoning: Unzoned			Land Value: \$107,000
Frontage: FM 864, FM 1674			Total Market Value: \$305,000
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Rangeland, Residential		
Current Use:	State Historic Site		
Highest and Best Use:	State Historic Site		
Agency Projected Use:	State Historic Site		

This historic site is the former frontier Army fort founded in mid 1800 as protection for settlers from Indians. The fort was established in 1852 as Camp San Saba. The name was later changed to honor Capt. Henry McKavett. It was abandoned during the Civil War, and then reoccupied by Col. Ronald S. Mackenzie in 1868. The importance of this site declined after 1874 when Army offensive against Indians produced several major victories. The post was fully abandoned in 1883. Many historic buildings remain including barracks for infantry companies, officers quarters, a hospital, magazine, and headquarters. Surrounding land use is mainly rangeland and small acreage residential.

The appraisal indicates highest and best use is to continue in the present use in light of the historical significance.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Fort Parker State Recreation Area

Location:

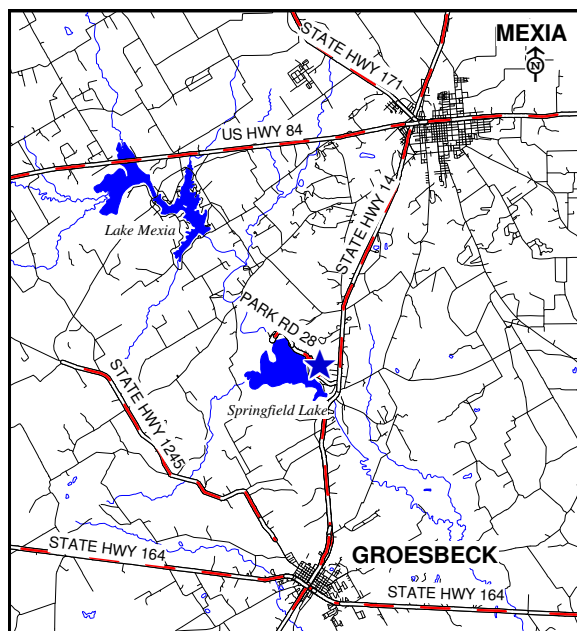
194 Park Rd 28, Mexia, Limestone County, Texas

Legal Description:

V 238 P 553 V 242 P 169 V 251 P 164 V 242 P 165 V 247 P 180 Limestone County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date:1/4/2006 **Acres:** 1,448.29**Sen. Dist.:**.....5 **Rep. Dist.:**.....8 **FAR:** 0.01**% in Floodplain:**88% **Slope:**.....Steep**Zoning:**Unzoned**Frontage:**Park Rd 28**Utilities:**Electricity, Telephone, Wastewater, Water**Surrounding Uses:**Residential, Ranching**Current Use:**Historic State Park**Highest and Best Use:**Historic State Park**Agency Projected Use:**Historic State Park**Bldgs.:**37 **Bldg. Area:** 27,043 sq.ft.**Building Value:** \$335,000**Improvement Value:** \$0**Land Value:** \$825,000**Total Market Value:** \$1,160,000

The Texas Parks and Wildlife Department utilizes this site, located six miles south of Mexia, as a recreational area for camping, fishing, picnicking, and nature trails. Ft. Parker was a private fort built near the headwaters of the Navasota River around 1834. A replica of the fort was erected on the site and there is a 700-acre lake. The land was donated to the State by the city of Mexia and three individuals in the mid-1930's. There are thirty-seven buildings including concession facilities, manager's residence, offices, group camping dorms, bathhouses and pavilions. Surrounding land uses include residential and ranch land.

The appraisal indicates highest and best use is to continue in the present use. Mexia and surrounding areas are experiencing stable economic conditions. The local economy is dependent upon oil and gas production and agriculture.

Recommendation:***Retain for continued agency operations.***

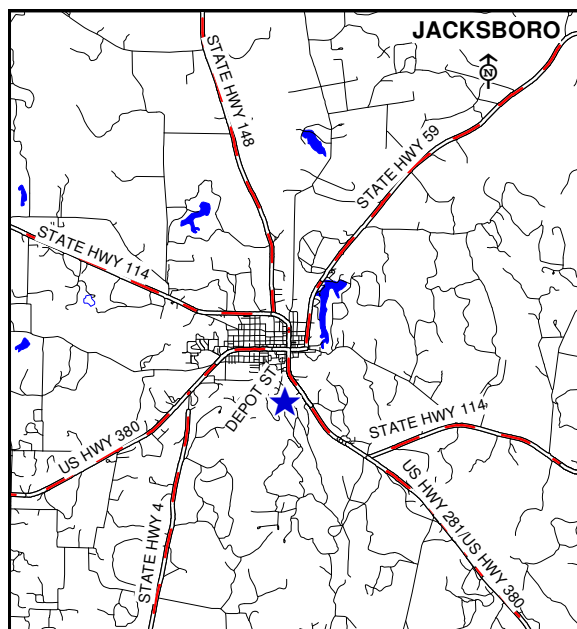
Texas General Land Office

Fort Richardson State Historical Park
& State Park**Location:**

Hwy 281, Jacksboro, Jack County, Texas

Legal Description:V 311 P 806 V 322 P 970 V 348 P 177 V 448 P 999
Jack County Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: Mineral Rights Reserved

Easements: Pipeline



Location Map

Appraisal Date: 10/28/2005	Acres: 425.19	Bldgs.: .....26	Bldg. Area: 42,449 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....68	FAR: 0.01	Building Value: \$286,000
% in Floodplain: .....5%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Agriculture		Land Value: \$493,000	
Frontage: .....Hwy 281		Total Market Value: \$779,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Rangeland, Commercial, Residential, Vacant		
Current Use:	State Historic Park		
Highest and Best Use:	State Historic Park		
Agency Projected Use:	State Historic Park		

The Texas Parks and Wildlife Department retains this site as a state historical park commemorating the site of Ft. Richardson. The Fort was established in 1867 as part of a post-Civil War line of forts built to protect settlers and travelers heading west. The city of Jacksboro annexed this land in 1997. The park receives water, sewer, solid waste service, fire/police and EMS service from the city. There are 26 buildings including the historical officers quarters and hospital. Surrounding land use is rangeland, commercial/light industrial, residential and vacant.

Due to the historical nature of this tract, it should remain a state park. The population of Jacksboro has increased slightly since 1970 and employment is on a modest incline.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Fort Worth State Fish Hatchery

Location:

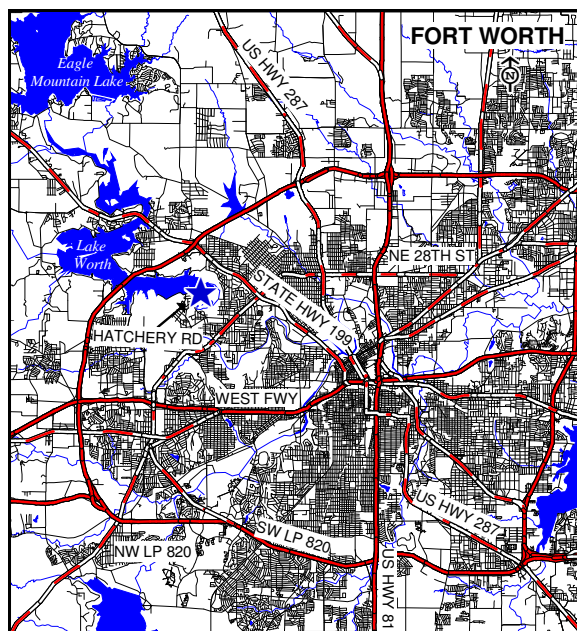
6200 Hatchery Rd, Fort Worth, Tarrant County, Texas

Legal Description:

Vol 5956 Pg 887 Tarrant County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...2/10/2006	Acres: 61.26	Bldgs.: .....12	Bldg. Area: 10,993 sq.ft.
Sen. Dist.:.....12	Rep. Dist.:.....99	FAR: 0.01	Building Value: \$126,020
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$368,000	
Frontage: .....Hatchery Rd		Total Market Value: \$494,020	
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Military, Recreational, Residential		
Current Use:	Fish Hatchery		
Highest and Best Use:	Fish Hatchery		
Agency Projected Use:	Fish Hatchery		

The Federal Government donated this land to the State of Texas for the Fort Worth Fish Hatchery and Fish Management Office. There is a deed reversion clause permitting no other use. The site is located about twelve miles north of the central business district of Fort Worth on Hatchery Rd just below the Lake Worth Dam. Surrounding land uses include Carswell Joint Reserve Base, a Federal prison, recreational, and residential areas.

The appraisal indicates highest and best use is to continue in the present use in light of the deed reversion clause.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

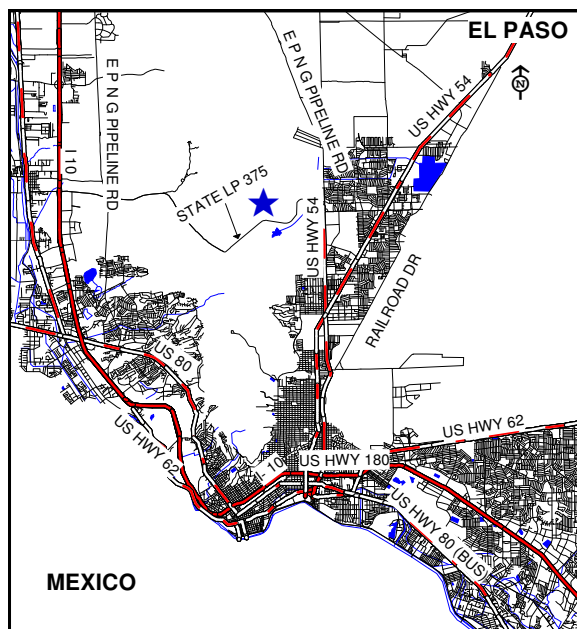
Franklin Mountains/Wyler Aerial Tramway

Location:

3 Miles East of IH 10, El Paso, El Paso County, Texas

Legal Description:

Approximately 18,368.15 acres designated as the Franklin Mountains State Park El Paso County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Restricted Use*Easements:* Utility

Location Map

Appraisal Date: 10/31/2005	Acres: ....24,360.89	Bldgs.: .....11	Bldg. Area: 3,840 sq.ft.
Sen. Dist.:.....29	Rep. Dist.:.....78	FAR: 0.01	Building Value: \$1,692,000
% in Floodplain: .....0%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned			Land Value: \$8,526,000
Frontage: .....3 Miles East of IH 10			Total Market Value: \$10,218,000
Utilities:	Electricity, Water, Water Well, Septic Tank		
Surrounding Uses:	Vacant, Ranching, Residential		
Current Use:	State Park/Tramway		
Highest and Best Use:	State Park/Tramway		
Agency Projected Use:	State Park/Tramway		

The Texas Parks and Wildlife Department uses this site located just north of El Paso as a state park and tramway. It was established through a Legislative Act and allows for no other use unless changed Legislatively. There are 11 structures and the tramway. The park is inhabited by endangered or threatened species such as the Texas Horned Lizard, the Lyre Snake and the Sneed Pincushion Cacti. Surrounding land use is vacant, residential and ranching.

The appraisal indicates highest and best use is to continue in the present use in light of the Legislative use restriction.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Fulton Mansion State Historic Structure

Location:

South Fulton Beach Rd, Fulton, Aransas County, Texas

Legal Description:

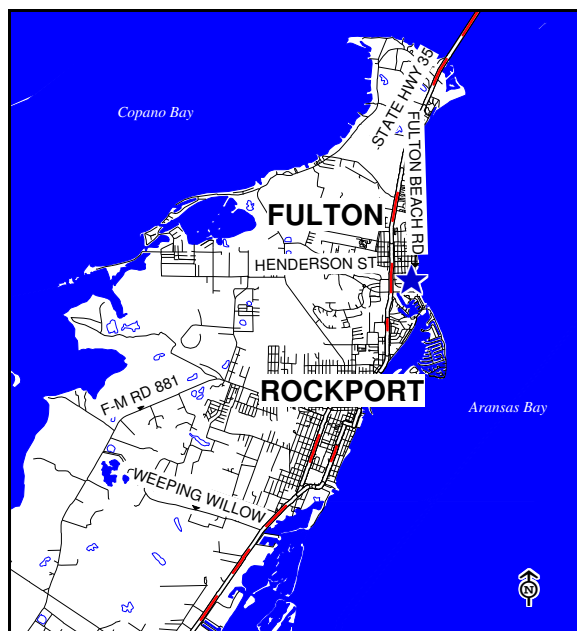
Vol 211 Pg 201 Vol 236 Pg 139 Aransas County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...1/25/2006	Acres: 2.32	Bldgs.: .....3	Bldg. Area: 5,950 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....32	FAR: 0.06	Building Value: \$310,000
% in Floodplain: .....70%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Residential		Land Value: \$865,000	
Frontage: .....Fulton Beach Rd		Total Market Value: \$1,175,000	
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Commercial, Residential		
Current Use:	Historic State Park		
Highest and Best Use:	Historic State Park		
Agency Projected Use:	Historic State Park		

The Fulton Mansion State Historic Site preserves the three-story home of George Ware Fulton, a Texas engineer, inventor and cattle baron. Oakhurst was built on Aransas Bay in 1877 and is a classic example of French Second Empire architecture. The home is maintained and operated by TPWD. Volunteers from the community give interpretive tours. Surrounding land use is residential and a motel to the north.

The appraisal determines that in light of the historical significance and uniqueness of the mansion and grounds continued use as a preserved historical site is the highest and best use. Rockport is the county seat of Aransas County, located about 30 miles northeast of Corpus Christi. Tourism is one of the major industries along with shrimping.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

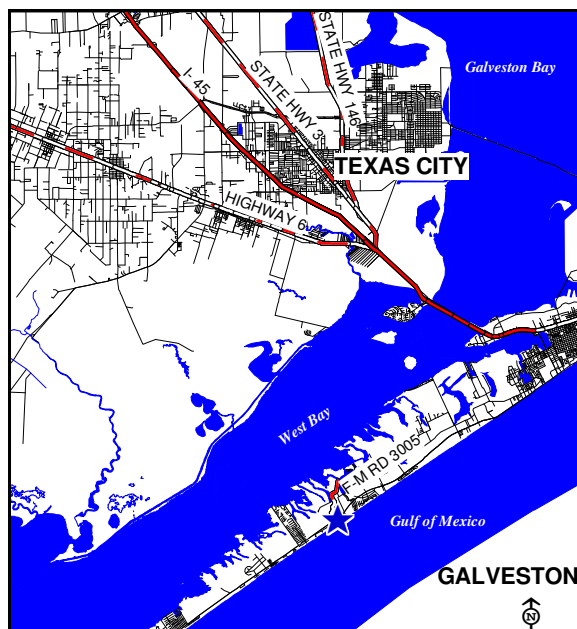
Galveston Island State Park

Location:

FM 3005, Galveston, Galveston County, Texas

Legal Description:Vol 2052 Pg 153 Vol 2779 Pg 797 Galveston County
Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...2/23/2006	Acres: 1,933.51	Bldgs.: .....26	Bldg. Area: 18,822 sq.ft.
Sen. Dist.:.....17	Rep. Dist.:.....23	FAR: 0.01	Building Value: \$419,706
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value:.....\$16,860,287	
Frontage: .....FM 3005		Total Market Value: \$17,279,993	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department uses this site about 10 miles west of downtown Galveston as a state recreation and wildlife management area. It offers the public many uses such as bird watching, beach combing, nature trails, and entertainment in the amphitheater. The Wetlands Protection Act restricts the use of this land to a park. The site is improved with 26 structures including four residences, concessions, office and shelters. Surrounding land use is residential and vacant.

The appraisal indicates highest and best use is to continue in the present use since alternative use is restricted. The Galveston area is experiencing growth as new single-family beach communities are being developed. The outlook for the future economy is bright.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Garner State Park

Location:

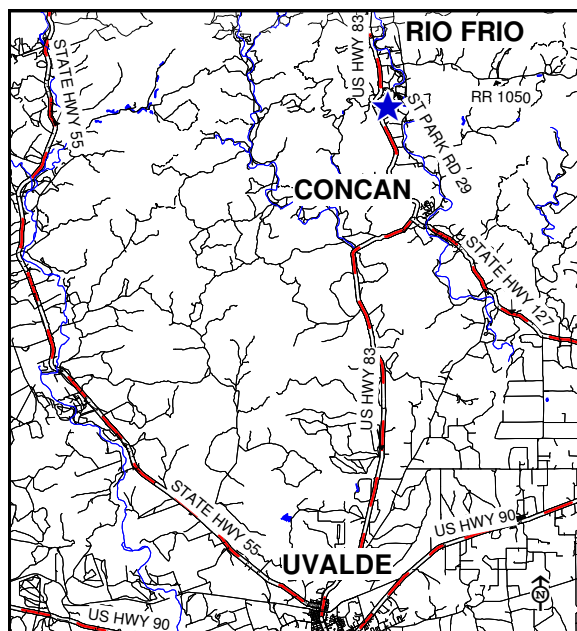
Hwy 83, Uvalde, Uvalde County, Texas

Legal Description:

Vol 20 Pg 116 Vol 86 Pg 31 Vol 84 Pg 338 Uvalde County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...1/19/2006	Acres: 1,484.44	Bldgs.: .....86	Bldg. Area: 56,669 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....74	FAR: 0.01	Building Value: \$2,088,000
% in Floodplain: .....5%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$5,197,000	
Frontage: .....Hwy 83, Park Rd 29		Total Market Value: \$7,285,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Recreational, Ranching, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

Garner State Park, located about 31 miles northeast of Uvalde, is the most popular overnight camping facility in the park system. The picturesque Frio River fronts the park for 2.5 miles. The park is named after John Nance Garner, Vice-President during Franklin Roosevelt's tenure as President for two terms. There are six archaeological sites in the park, as well as endangered species such as the Golden Cheeked Warbler and the Bracted Twist Flower. It is improved with 86 buildings and surrounding land use is recreational properties, ranches and home sites.

The appraisal indicates highest and best use is to continue in the present use in light of the deed-restriction and reversion clause, and the presence of endangered species. If the site should no longer be used as a state park, it will revert to the County of Uvalde.

Recommendation:***Retain for continued agency operations.***

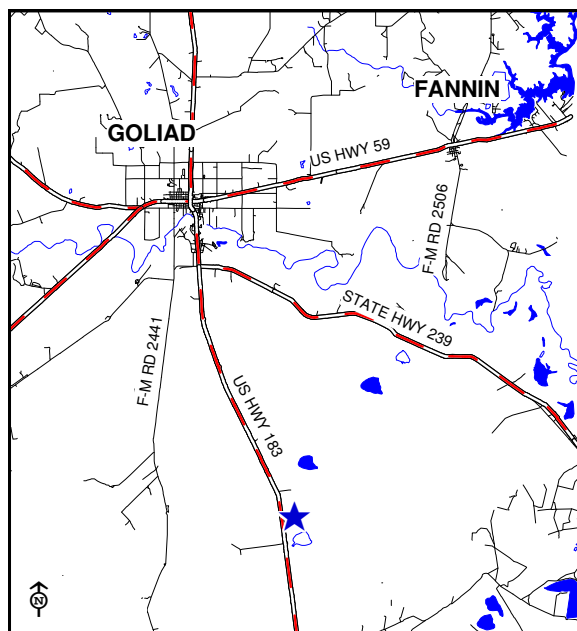
Texas General Land Office

Goliad SHP/General Zaragosa
Birthplace**Location:**

Hwy 183 South, Goliad, Goliad County, Texas

Legal Description:

Vol 303 Pg 706 Goliad County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: .....2/6/2006	Acres: 2.65	Bldgs.: .....1	Bldg. Area: 1,029 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....35	FAR: 0.01	Building Value: \$0
% in Floodplain: .....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$13,250	
Frontage: .....Hwy 183 South		Total Market Value: \$13,250	
Utilities: .....	.....Electricity, Telephone		
Surrounding Uses: .....	.....Vacant, Residential, Commercial		
Current Use: .....	.....Historic Site		
Highest and Best Use: .....	.....Historic Site		
Agency Projected Use: .....	.....Historic Site		

This irregularly shaped tract contains a reconstruction of the birthplace of Ignacio Zaragosa, hero of the 1862 Battle of Puebla, a key victory in Mexico's struggle for independence from France. It is located on Hwy 183 just south of the city of Goliad. There is one building considered historic with no contributing value. Surrounding land uses are vacant, residential and commercial.

The appraisal indicates highest and best use is to continue in the present use in light of the historic significance. Goliad County is rich in history, but the real estate market is experiencing limited activity.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Goliad State Historic Park

Location:

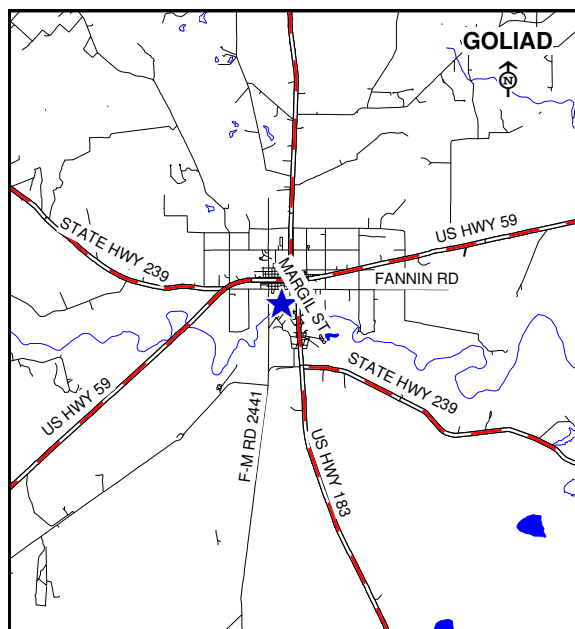
108 Park Rd 6, Goliad, Goliad County, Texas

Legal Description:

Vol 342 Pg 161 Vol 68 Pg 611 Goliad County Deed Records

Encumbrances**Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: .....2/6/2006	Acres: 185.65	Bldgs.: .....12	Bldg. Area: 14,826 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....35	FAR: 0.01	Building Value: \$285,000
% in Floodplain:.....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$285,000	
Frontage: .....Park Rd 6		Total Market Value: \$570,000	
Utilities:	Electricity, Gas, Telephone, Water, Septic Tank		
Surrounding Uses:	Agricultural, Ranching, Civic		
Current Use:	Historic State Park		
Highest and Best Use:	Historic State Park		
Agency Projected Use:	Historic State Park		

Goliad State Park preserves three remnants of Texas history to include two Spanish missions and the birthplace of Mexican General Zaragosa. The park is a significant tourist attraction. The park abuts the city limits of Goliad and is improved with 12 buildings. Surrounding land use is civic, agriculture and ranching.

Due to the historical significance of the tract, the appraisal indicates highest and best use is to continue in the present use. Goliad County is rich in history and points of interest. Real estate activity in the area is stable. Ranches, recreation and home site sales are the most prevalent.

Recommendation:***Retain for continued agency use.***

Texas General Land Office

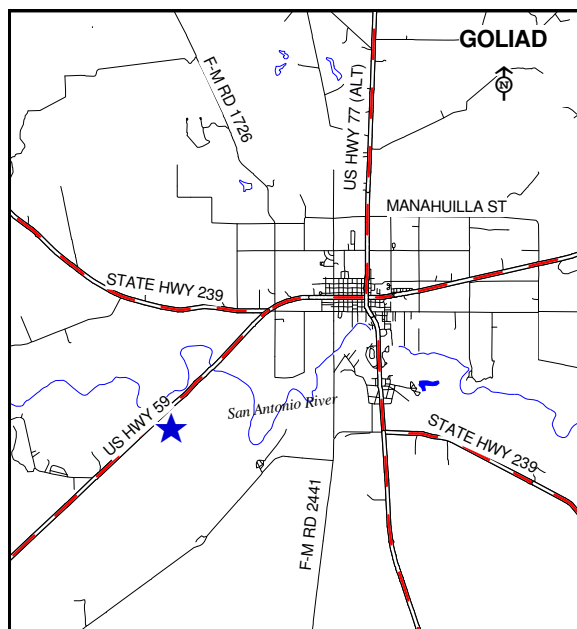
Goliad State Park - Mission Rosario Unit

Location:

Hwy 59 South, Goliad, Goliad County, Texas

Legal Description:

Vol 162 Pg 189 Vol 342 Pg 162 Goliad County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

Appraisal Date: .....2/6/2006	Acres: 4.77	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....35	FAR: 0.01	Building Value: \$0
% in Floodplain:.....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$24,000	
Frontage: .....Hwy 59 South		Total Market Value: \$24,000	
Utilities: .....	.....Electricity, Telephone		
Surrounding Uses: .....	.....Agricultural		
Current Use: .....	.....State Historic Site		
Highest and Best Use: .....	.....State Historic Site		
Agency Projected Use: .....	.....State Historic Site		

Goliad State Historic Park, located about four miles southwest of Goliad, is made up of four parcels along the San Antonio River. This particular site is the Mission Rosario Unit containing the ruins of the Mission of Nuestra Senora del Rosario, which was abandoned in 1807. The original mission site is in ruins and fenced off from public access. It has frontage on Hwy 59 connecting Goliad to Beeville. It is in a rural setting, but the primary land use is pasture and farmland.

The appraisal indicates highest and best use is to continue in the present use. The deed reversion clause precludes any other use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Goose Island State Park

Location:

202 South Palmetto St, Rockport, Aransas County,
Texas

Legal Description:

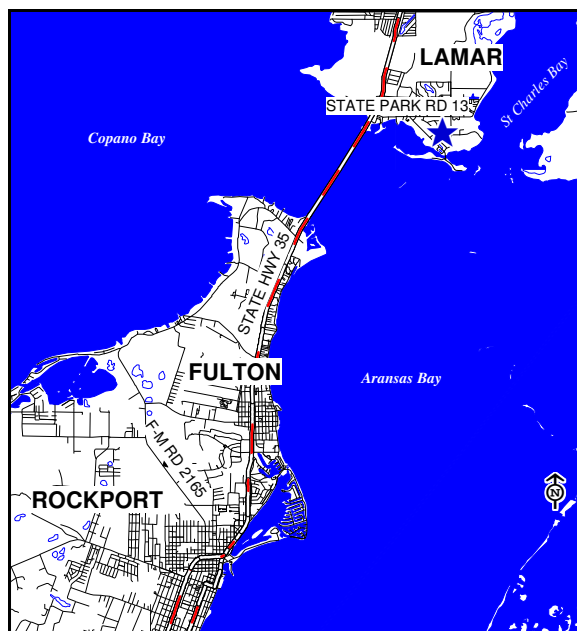
Vol 2 Pg 36 Aransas County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...10/6/2005	Acres: 321.40	Bldgs.: .....13	Bldg. Area: 13,103 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....32	FAR: 0.01	Building Value: \$687,000
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$835,000	
Frontage: .....South Palmetto St		Total Market Value: \$1,522,000	
Utilities: .....Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: .....Vacant, Residential, Commercial			
Current Use: .....State Park			
Highest and Best Use: .....State Park			
Agency Projected Use: .....State Park			

The Texas Parks and Wildlife Department operates Goose Island State Park as a recreational area offering hike and bike trails, water sports, and nature study. It is located about 12 miles northeast of Rockport on the Lamar Peninsula and is surrounded by St. Charles Bay and Aransas Bay. The park was acquired in two parcels with deed restrictions precluding any use but a state park on both parcels. It is also protected under the Federal Wetlands Protection Act prohibiting any other type of development. The Army Corps of Engineers controls any development by issuing permits. Improvements consist of 13 buildings with park-related uses. Surrounding land use is vacant, residential, and a small marina used for fishing and hunting expeditions.

The appraisal indicates highest and best use is to continue in the present use in light of the deed and wetlands restrictions.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

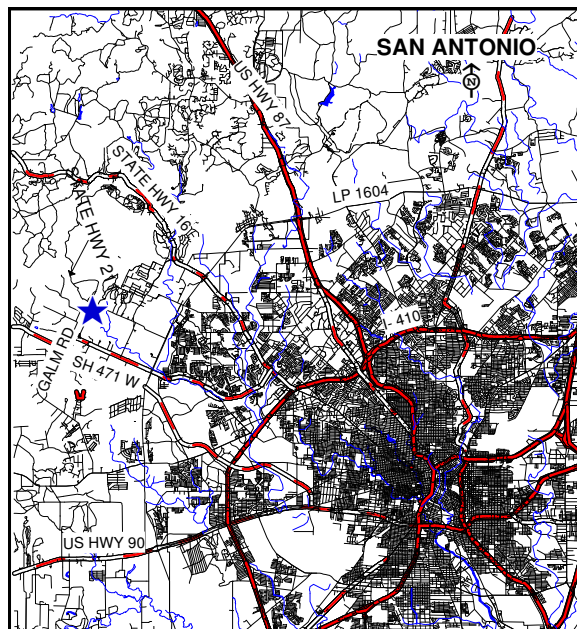
Government Canyon State Natural Area

Location:

Galm Rd, San Antonio, Bexar County, Texas

Legal Description:

Manual Gomez Survey 7 and 8, W. Rounsaval Survey #3, and others, Bexar County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Restricted Use*Easements:* Utility

Location Map

Appraisal Date: 12/15/2005 **Acres:** 8,494.17**Sen. Dist.:**.....19 **Rep. Dist.:**...122 **FAR:** 0.01**% in Floodplain:**.....0% **Slope:**.....Level**Zoning:**Unzoned**Frontage:**Galm Rd, SH 211**Utilities:**Electricity, Telephone, Water, Septic Tank**Surrounding Uses:**Ranching, Residential**Current Use:**State Natural Area**Highest and Best Use:**State Natural Area**Agency Projected Use:**State Natural Area**Bldgs.:**11 **Bldg. Area:**..... 10,421 sq.ft.**Building Value:** \$0**Improvement Value:**..... \$0**Land Value:**.....\$45,550,000**Total Market Value:**..... \$45,550,000

TPWD uses this site located just northwest of San Antonio as a natural area. It is located at Galm Rd and SH 211. The tract was acquired from the US Government in 1996. The majority of the property is directly above the Edwards Aquifer Recharge Zone and major development is prohibited. It is an environmentally sensitive area and public access is limited. Surrounding land use is residential and ranching. The appraiser valued the property as a whole and did not break down values of buildings and land separately.

The appraisal indicates highest and best use is to continue in the present use in light of the Recharge Zone Restriction. The economy of San Antonio is booming. The subject neighborhood is not thought to be in the growth corridor but it should benefit from future growth.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Guadalupe Delta WMA

Location:

Hwy 35 and Hwy 185, Port Lavaca, Calhoun County,
Texas

Legal Description:

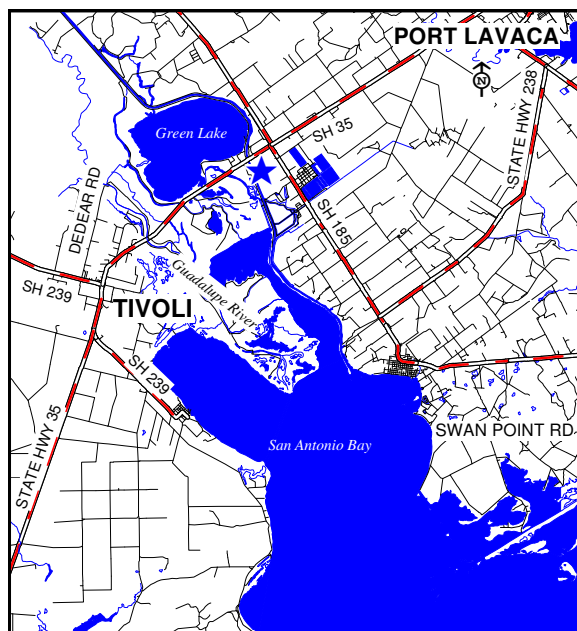
V 381 P 310 V 397 P 693 V 153 P 317 V 392 P 486 V
10 P 162 V 58 P 384 Calhoun County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...11/8/2005	Acres: 7,239.77	Bldgs.: .....1	Bldg. Area: 4,560 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....32	FAR: 0.01	Building Value: \$70,000
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$5,021,000	
Frontage: .....Hwy 35, Hwy 185		Total Market Value: \$5,019,000	
Utilities:	Electricity, Water, Water Well, Septic Tank		
Surrounding Uses:	Agricultural, Ranching, Industrial		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department operates the Guadalupe Delta site, located southeast of Victoria, as a wildlife management area. It provides quality marsh for waterfowl habitat as well as an area for public hunting. The site is entirely in the 100-year floodplain according to FEMA mapping. Surrounding land use is agriculture, ranching and industrial.

The appraisal indicates highest and best use is to continue in the present use. The tract, which includes Alligator Slide Lake, is subject to flooding which limits alternative use.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

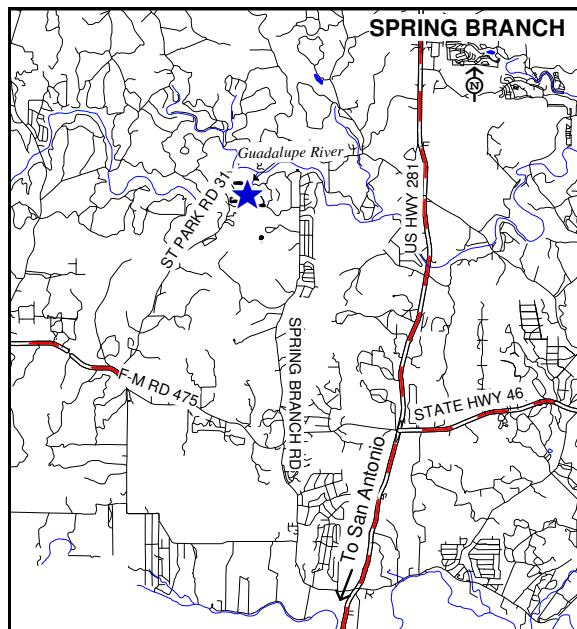
Guadalupe River State Park

Location:

Park Rd 31, Boerne, Comal County, Texas

Legal Description:

V 224 P 111 V 231 P 685 V 230 P 638 V 326 P 763 V
 327 P 231 V 328 P 80, 587, 788 V 329 P 95 V 361 P
 131 Comal Co. Deed Records; Vol 118 Pg 902
 Kendall Co. Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: 10/19/2005	Acres: 1,936.47	Bldgs.: .....20	Bldg. Area: 9,503 sq.ft.
Sen. Dist.:.....25	Rep. Dist.:.....73	FAR: 0.01	Building Value: \$0
% in Floodplain: .....2%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value:.....\$15,490,000	
Frontage: .....Park Rd 31		Total Market Value:.....\$15,490,000	
Utilities:	Electricity, Telephone, Water, Water Well		
Surrounding Uses:	Residential, Vacant		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

TPWD utilizes the southern portion of this site, as a park open to the public. The northern portion of the tract, lying north of the Guadalupe River, contains 661.47 acres and is only used for public hunting and interpretive tours. The buildings add no value to the land.

The appraisal indicates the highest and best use for the site is residential development. Comal and Kendall Counties are growing at a rapid pace as they are in the growth corridor between San Antonio and Austin. The park is surrounded by residential development and vacant land being held for residential development. None of the park is being utilized at its highest and best use, however, the southern portion of the tract is fully utilized as a park. GLO acknowledges TPWD's efforts to better utilize the northern portion and encourages it to pursue those efforts.

Recommendation:

Retain for continued agency operations. Intensify the use of the northern acreage.

Texas General Land Office

Gus Engeling WMA

Location:

Hwy 287 and FM 2961, Palestine, Anderson County,
Texas

Legal Description:

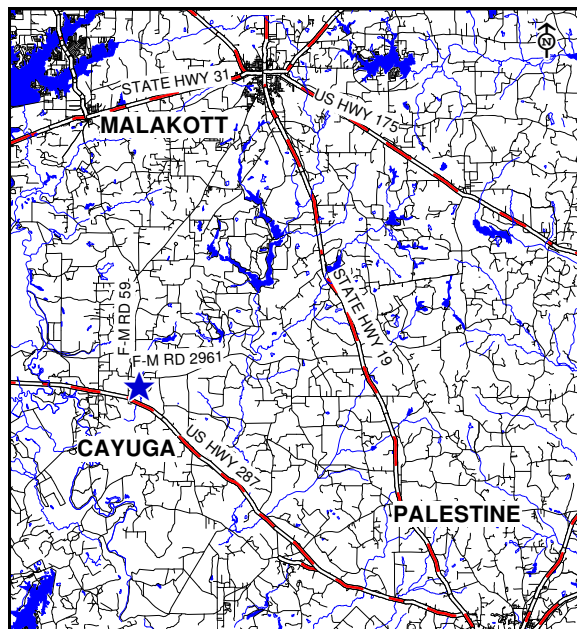
V422 P22 V425 P55 V429 P444 V433 P512 V439
P177 V446 P518 V502 P123 V505 P516 V510 P61
V515 P517 V570 P403 V629 P590 Anderson County
Deeds Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 11/10/2005 **Acres:**10,959.55

Sen. Dist.:.....3 **Rep. Dist.:**.....8 **FAR:** 0.01

% in Floodplain:16% **Slope:**.....Level

Zoning:Unzoned

Frontage:Hwy 287, FM 2961

Utilities:Electricity, Telephone, Wastewater, Water

Surrounding Uses:Agriculture, Ranching, Residential

Current Use:Wildlife Management Area

Highest and Best Use:Wildlife Management Area

Agency Projected Use:Wildlife Management Area

Bldgs.:17 **Bldg. Area:** 17,256 sq.ft.

Building Value: \$156,631

Improvement Value: \$0

Land Value: \$8,644,400

Total Market Value: \$8,801,031

The Texas Parks and Wildlife Department uses this site as a natural area with its unique vegetation for wildlife research, for public use and other management needs. It was named for the late Gus Engeling, a Department wildlife biologist, who was killed in the line of duty in 1951. Deer, feral hogs, squirrels, quail and other animals inhabit the area. Surrounding land use is agricultural, ranching and residential.

The appraisal indicates highest and best use is to continue in the present use. Parts of the tract are included in the Matching Aid to Restore State's Habitat, a project of the conservation group Ducks Unlimited. Market activity in Anderson County has been slow to moderate in the past few years. The subject is located in a fairly remote area with little development occurring.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Heart of the Hills Ctr/Stockmans
Spring Protected Area**Location:**

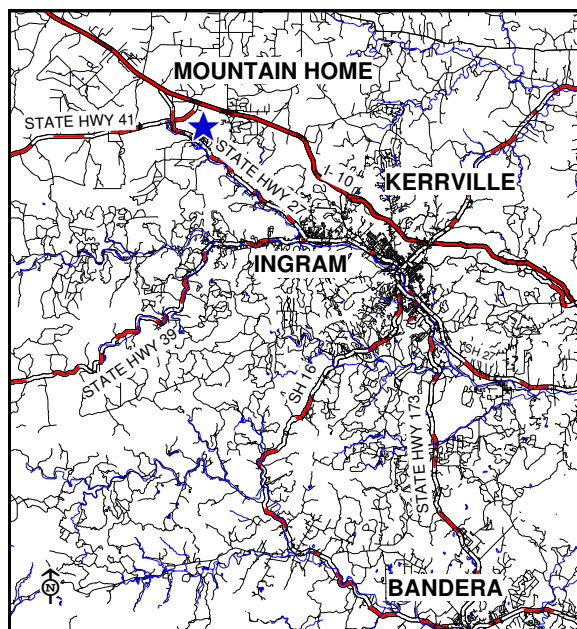
Hwy 27, Ingram, Kerr County, Texas

Legal Description:

Vol 543 Pg 399 Kerr County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Access



Location Map

Appraisal Date: ...3/27/2006	Acres: 250.00	Bldgs.: .....1	Bldg. Area: 1,383 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: 0.01	Building Value: \$64,000
% in Floodplain: .....2%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,000,000	
Frontage: .....Hwy 27		Total Market Value: \$1,064,000	
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Ranching, Recreational		
Current Use:	Research Center		
Highest and Best Use:	Research Center		
Agency Projected Use:	Research Center		

The Heart of the Hills Center/Stockmans Spring Protected Area is used by the Texas Parks and Wildlife Department for a buffer to control the water quality of a portion of the Edwards Aquifer. It is located about 10 miles northwest of Ingram on Hwy 27. The site is habitat for endangered species including the Golden Cheeked Warbler and Black Capped Vireo. Under the restrictions of the Endangered Species Act, development of the site may not be legally permissible. Large ranching operations and various recreational retreats and camping areas surround the entire site.

The appraisal indicates highest and best use is to continue in the present use in light of the endangered species on site. Tourism, retirement and recreation industries, and a small private college are the primary sources of income in Kerr County.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Heart of the Hills Research Center

Location:

5103 Junction Hwy/SH 27, Ingram, Kerr County,
Texas

Legal Description:

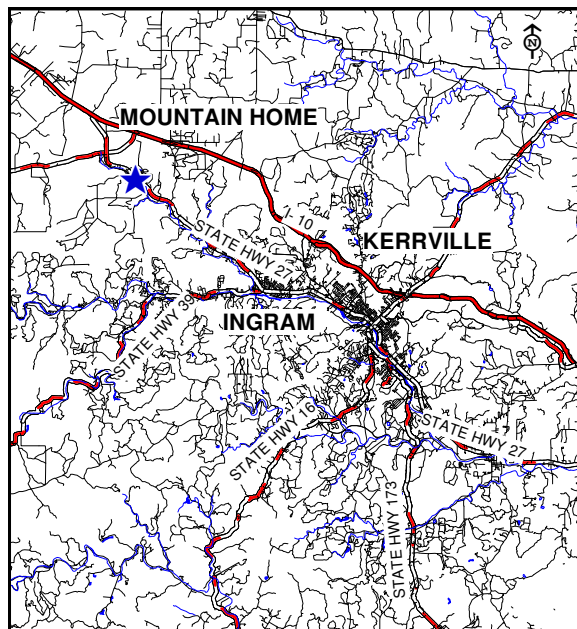
Vol 45 Pg 190 Vol 46 Pg 605 Vol 69 Pg 325 Kerr
County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...3/27/2006	Acres: 55.84	Bldgs.: .....13	Bldg. Area: 21,090 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: 0.01	Building Value: \$583,000
% in Floodplain: .....10%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$363,000	
Frontage: .....Junction Hwy/SH27		Total Market Value: \$946,000	
Utilities: .....Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: .....Residential, Recreational, Ranching			
Current Use: .....Research Center/Fish Hatchery			
Highest and Best Use: .....Research Center/Fish Hatchery			
Agency Projected Use: .....Research Center/Fish Hatchery			

The Texas Parks and Wildlife Department uses this site as an experimental facility to support research, development and cultivation of freshwater fish. It is located northwest of the community of Ingram on SH 27. Site improvements include thirteen buildings and ponds. Surrounding land is used for ranching, recreational retreats and rural residential development. There is a reversion clause affecting 36.34 acres preventing any other use than a fish hatchery and research center.

The appraisal indicates highest and best use is to continue in the present use. The Texas Parks and Wildlife Department is implementing a plan to improve and increase facilities for research and training of fisheries personnel. Kerr County is the heart of the hill country and land is considered desirable. The economy is expected to grow at a slow but steady pace.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Hill Country Natural Area

Location:

10600 Bandera Creek Rd, Bandera, Bandera County,
Texas

Legal Description:

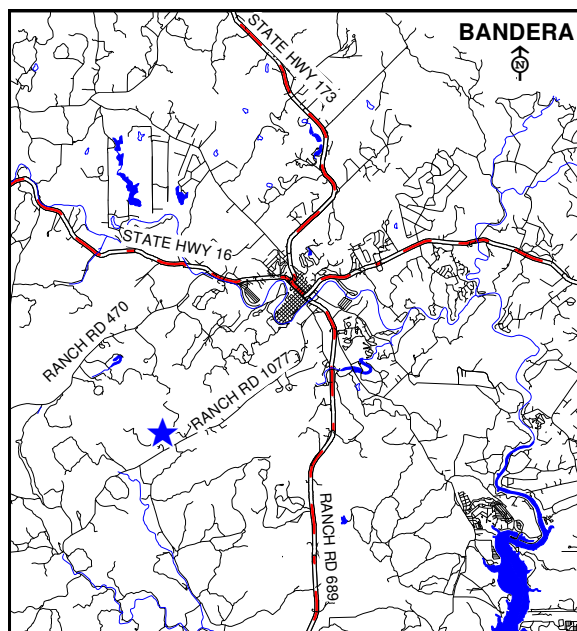
V 173 P 159 V 174 P 177 V 189 P 255 V 197 P 516 V
205 P 91 V 213 P 633 V 278 P 296 V 287 P 296 V
276 P 468 V 276 P 821 V 288 P 7 Bandera County
Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date: .....3/6/2006	Acres: 5,369.85	Bldgs.: .....4	Bldg. Area: 4,000 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....73	FAR: 0.01	Building Value: \$0
% in Floodplain: .....10%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$8,300,000	
Frontage: .....Bandera Creek Rd		Total Market Value: \$8,300,000	
Utilities: .....Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: .....Agricultural			
Current Use: .....Natural Area			
Highest and Best Use: .....Natural Area			
Agency Projected Use: .....Natural Area			

The Texas Parks and Wildlife Department operates this site southwest of Bandera as a natural area. The park entrance is on RR 1077 about ten miles southwest of the intersection of Hwy 173 and FM 1077. It was formerly known as the Bar-O Ranch. The ranch house is still standing, although in poor condition, and bears a state historical medallion. There are a total of four improvements. The reversion clause in place prohibits any other use than a park.

The appraisal indicates highest and best use is to continue in the present use in light of the deed reversion. The property was valued as a whole in the appraisal and the buildings and land were not valued separately.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Honey Creek Natural Area

Location:

Spring Branch Rd, New Braunfels, Comal County,
Texas

Legal Description:

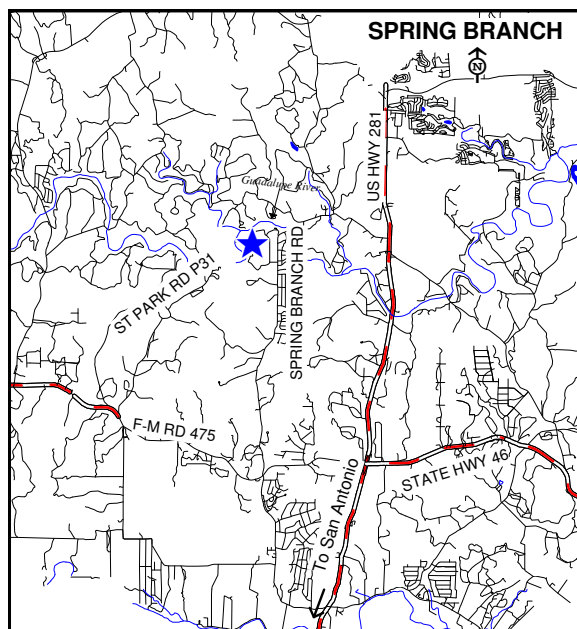
Vol 304 Pg 871 Comal County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/19/2005	Acres: 2,293.67	Bldgs.: 10	Bldg. Area: 9,248 sq.ft.
Sen. Dist.: 25	Rep. Dist.: 73	FAR: 0.01	Building Value: \$0
% in Floodplain: 2%	Slope: Moderate		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$11,660,000	
Frontage: ... Spring Branch Rd, Guadalupe River		Total Market Value: \$11,660,000	
Utilities: Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: Vacant, Residential			
Current Use: Natural Area			
Highest and Best Use: Residential Development/State Natural Area			
Agency Projected Use: Natural Area			

The Texas Parks and Wildlife Department currently uses Honey Creek as a state natural area. It was established for the protection and stewardship of its outstanding natural attributes. The site is used in a sustainable manner for scientific research, education and aesthetic enjoyment. Improvements include ten buildings in poor condition that add no contributory value to the property.

The appraisal indicates the highest and best use is for residential development. Located between New Braunfels and Boerne with Guadalupe River frontage, it is considered a very desirable area for development. The economic conditions and growth in the area are anticipated to remain strong. While TPWD is not using the property to its highest and best use, it is being fully used by TPWD for its intended purpose. It must be noted there are documented endangered species on the site.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Hueco Tanks State Historic Site

Location:

5 Miles North of Hwy 62/180, El Paso, El Paso County, Texas

Legal Description:

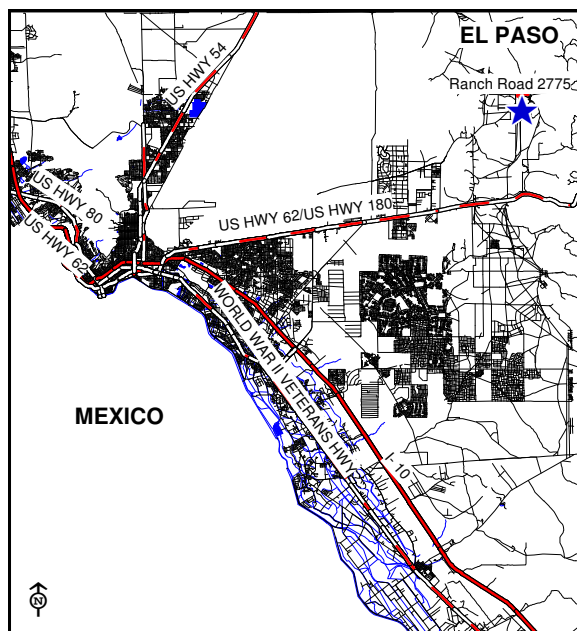
Vol 254 Pg 274 Vol 333 Pg 356 El Paso County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...11/1/2005	Acres: 860.34	Bldgs.: .....9	Bldg. Area: 7,906 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....75	FAR: 0.01	Building Value: \$263,000
% in Floodplain:.....0%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$731,000	
Frontage: .....Hwy 62/180		Total Market Value: \$994,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Residential		
Current Use:	Historical State Park		
Highest and Best Use:	Historical State Park		
Agency Projected Use:	Historical State Park		

The Texas Parks and Wildlife Department uses this site located about 32 miles northeast of El Paso as a state park and historic site. The property is very rough and scenic and is named for the large pot-like depressions in the rock that serve as natural cisterns. Archaeologists have identified Indian relics in and around the site as well as many varieties of plant and animal life. It is improved with nine buildings. Surrounding land use is generally ranching and residential.

Due to the historical nature of the site, the appraiser indicated highest and best use is to continue in the present use. The GLO agrees with that determination.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Huntsville State Park

Location:

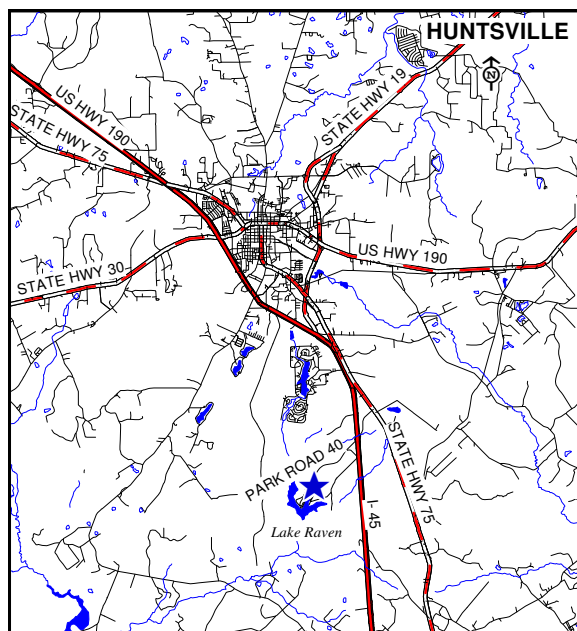
West Park Rd 40, Huntsville, Walker County, Texas

Legal Description:

Vol 88 Pg 368 Vol 276 Pg 689 Walker County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/17/2005	Acres: 2,083.15	Bldgs.: 52	Bldg. Area: 27,311 sq.ft.
Sen. Dist.: 5	Rep. Dist.: 13	FAR: 0.01	Building Value: \$766,275
% in Floodplain: 6%	Slope: Steep		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$3,645,500	
Frontage: West Park Rd 40		Total Market Value: \$4,411,775	
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Woodlands, Rangeland		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department preserves this land as a state park. It is located about six miles south of Huntsville on West Park Rd 40 off IH 45. Amenities offered are hike and bike trails, picnicking, camping, and wildlife habitat. It is improved with 52 buildings used for park maintenance and public use. Surrounding the park is the Sam Houston National Forest and rangeland.

The appraisal indicates highest and best use is to continue in the present use. Since about six percent of the park is considered wetlands, it is possible that endangered species of plants and animals exist there.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Inks Lake State Park

Location:

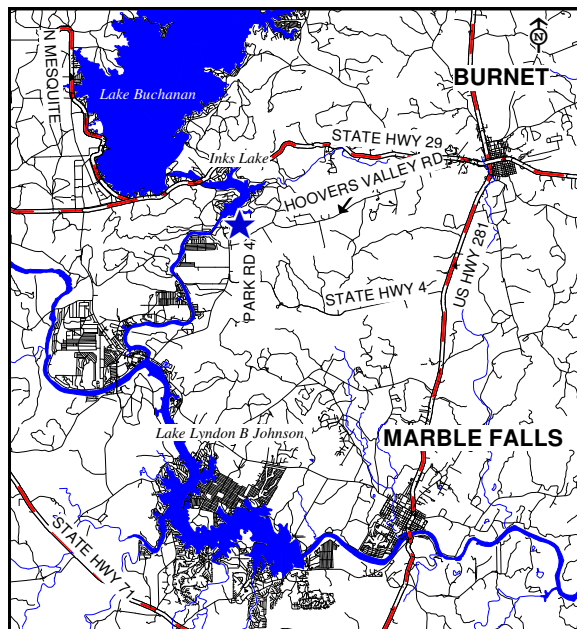
3630 Park Rd 4, Burnet, Burnet County, Texas

Legal Description:

Volume 89 Pages 16-41 Burnet County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...2/22/2006	Acres: 1,201.03	Bldgs.: .....43	Bldg. Area: 20,275 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....54	FAR: 0.02	Building Value: \$2,595,318
% in Floodplain: .....6%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$6,200,000	
Frontage: .....Park Rd 4		Total Market Value: \$8,795,318	
Utilities:	Electricity, Water, Septic Tank		
Surrounding Uses:	Ranching, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department uses this site in the hill country, about 13 miles north of Marble Falls, as a state park offering camping, hiking, water sports, picnicking, nature study and golfing. The area is noted for pink granite outcroppings. The park is improved with 43 buildings for maintenance and public use. This park and Garner State Park are considered to be the most popular in the system for overnight camping. A 96.9-acre privately operated nine-hole golf course is located within the park. For appraisal purposes, the golf course land and improvements were not included in the value. The deed restricts use the land for park use only. Surrounding land use is primarily ranchland with some residential tracts.

In light of the deed restriction, the highest and best use is the current use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

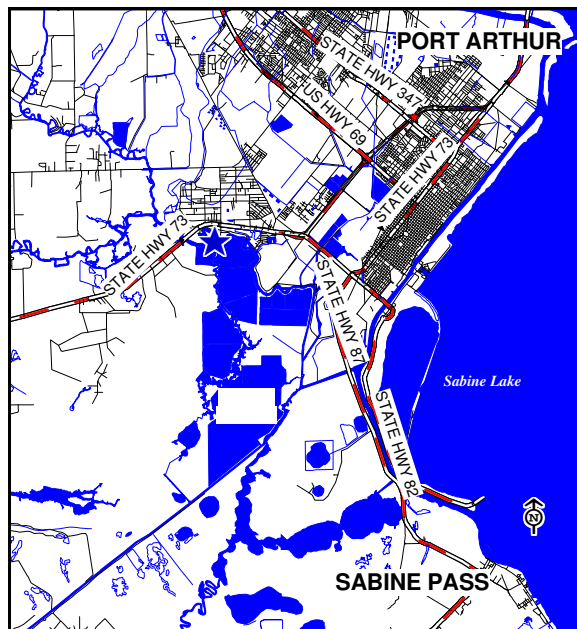
J. D. Murphree WMA

Location:

Hwy 73, Port Arthur, Jefferson County, Texas

Legal Description:

File No. 102 31 1501 Jefferson County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: ...3/30/2006	Acres: ....23,760.81	Bldgs.: .....6	Bldg. Area: 18,990 sq.ft.
Sen. Dist.:.....4	Rep. Dist.:.....19	FAR: 0.01	Building Value: \$346,253
% in Floodplain:.....95%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value:.....\$10,692,365	
Frontage: .....Hwy 73		Total Market Value: \$11,038,618	
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Recreational, Residential, Governmental		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department acquired this wetland site in June 1988 to preserve wildlife in Jefferson County. It is located on Hwy 73 just southwest of Port Arthur and is improved with six buildings. The appraisal indicates 95% of the site is in a floodplain and is tidally influenced. Surrounding land use is residential, recreational, and the McFaddin National Wildlife Refuge.

The appraisal indicates highest and best use is to continue in the present use. Major employers in the area are Petrochemical, Lamar University, the City of Port Arthur and the City of Beaumont.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

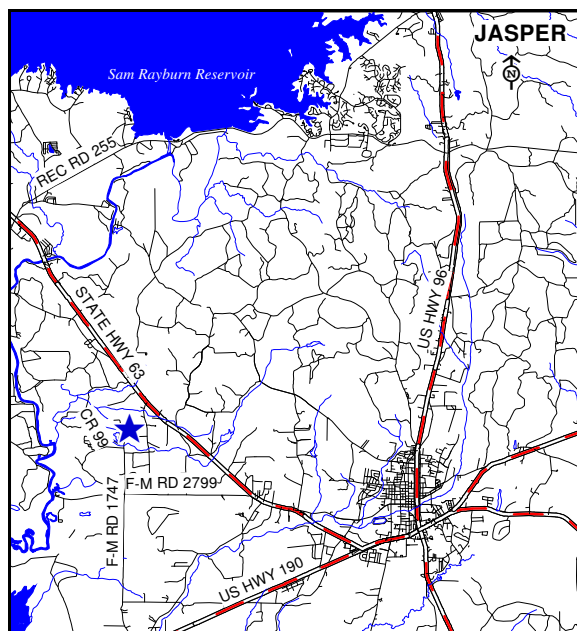
Jasper State Fish Hatchery

Location:

CR 99, Jasper, Jasper County, Texas

Legal Description:

Vol 53 Pg 92 Jasper County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Restricted Use*Easements:* Utility

Location Map

Appraisal Date: .....1/9/2006	Acres: 219.25	Bldgs.: .....20	Bldg. Area: 25,636 sq.ft.
Sen. Dist.:.....3	Rep. Dist.:.....9	FAR: 0.01	Building Value: \$199,212
% in Floodplain: .....5%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$285,000	
Frontage: .....CR 99		Total Market Value: \$484,212	
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	State Fish Hatchery		
Highest and Best Use:	State Fish Hatchery		
Agency Projected Use:	State Fish Hatchery		

The Texas Parks and Wildlife Department uses this hatchery located west of Jasper for cultivating and growing fish for stocking Texas lakes and rivers. It is improved with 20 buildings including residences, storage, spawning areas, and sheds. Surrounding land use is residential, vacant undeveloped tracts, cemetery, and Indian Creek along the eastern side of the hatchery. The area near the creek is in a flood zone.

The appraisal indicates highest and best use is to continue in the present use as a hatchery. The tract has rugged terrain and many ponds, making development difficult. TPWD sold 7.2 acres out of this tract in 1997.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Keechi Creek WMA

Location:

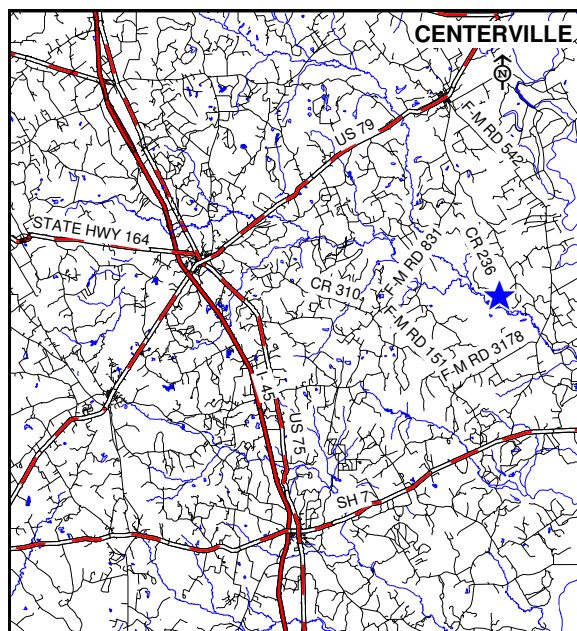
CR 236, Centerville, Leon County, Texas

Legal Description:

Vol 629 Pg 72 Leon County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: ROW



Location Map

Appraisal Date: ...2/15/2006	Acres: 1,500.18	Bldgs.: .....2	Bldg. Area: 1,107 sq.ft.
Sen. Dist.: .....5	Rep. Dist.: .....57	FAR: 0.01	Building Value: \$9,300
% in Floodplain: .....95%	Slope: .....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$825,000	
Frontage: .....CR 236		Total Market Value: \$834,300	
Utilities:			None
Surrounding Uses:			Woodlands, Rangeland
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department has designated this site northeast of Centerville as a wildlife management and recreational area, serving as a winter waterfowl resting and feeding area. It is probable the tract meets the criteria for a wetlands area as it is located at the intersection of the Upper Keechi and Buffalo Creeks. It is quite suitable to house endangered or threatened plant and animal species. Controlled hunting is a secondary use.

The appraisal recommends highest and best use is to continue in the present use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Kerr WMA

Location:

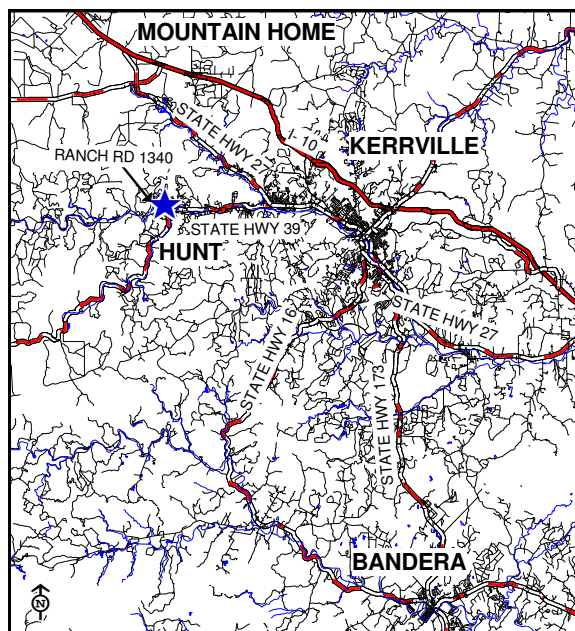
2625 FM 1340, Kerrville, Kerr County, Texas

Legal Description:

Vol 89 Pg 562 Kerr County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...3/27/2006	Acres: 6,459.88	Bldgs.: .....14	Bldg. Area: 19,739 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: 0.01	Building Value: \$473,000
% in Floodplain: .....2%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$9,000,000	
Frontage: .....FM 1340		Total Market Value: \$9,473,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Recreation		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department uses this wildlife management area to conduct wildlife research, study the relationships of domestic livestock and wildlife common to the region, and to demonstrate range improvement and wildlife management techniques to landowners and sportsmen. It is located about ten miles west of Hunt and 20 miles southwest of Kerrville. The site contains improvements related to its use. Surrounding land is primarily large ranching operations and recreational retreats.

The appraisal indicates highest and best use is to continue in the present use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Kerrville Regional Headquarters

Location:

306 Sidney Baker St South, Kerrville, Kerr County,
Texas

Legal Description:

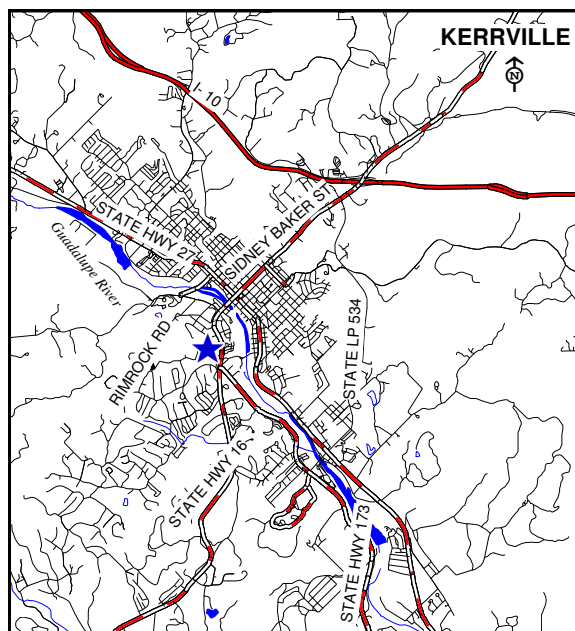
Vol 153 Pg 514 Kerr County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...3/30/2006	Acres: 1.48	Bldgs.: .....2	Bldg. Area: 3,048 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: 0.07	Building Value: \$0
% in Floodplain: .....0%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Commercial		Land Value: \$425,000	
Frontage: .....Sidney Baker St South		Total Market Value: \$425,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Office, Commercial, Governmental		
Current Use:	Regional Office		
Highest and Best Use:	Regional Office		
Agency Projected Use:	Regional Office		

The Texas Parks and Wildlife Department uses this site in Kerrville as a law enforcement headquarters. The site is improved with a law enforcement office and vehicle storage shed. Surrounding land uses include office, commercial and the Department of Public Safety offices. The appraisal did not assign separate values to the land and buildings but appraised the tract as a whole.

The appraisal indicates highest and best use is would be a more commercial intensity. Although the appraiser feels the improvements are an under-utilization of the site, it would not be financially feasible to demolish them for redevelopment of the land. Absent a TPWD decision to move, the current use is the highest and best use for this property.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

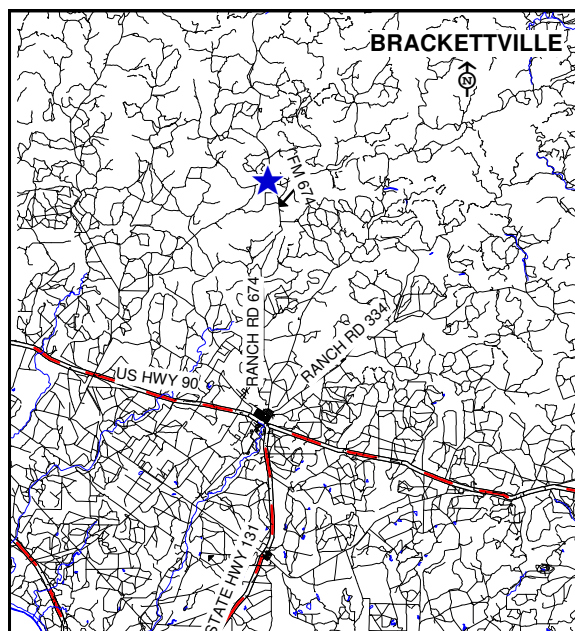
Kickapoo Caverns State Park

Location:

FM 674, Brackettville, Edwards County, Texas

Legal Description:

Vol A-80 Pg 860 Edwards County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility, ROW

Location Map

Appraisal Date: 11/29/2005	Acres: 6,368.36	Bldgs.: 7	Bldg. Area: 11,060 sq.ft.
Sen. Dist.: 19	Rep. Dist.: 74	FAR: 0.01	Building Value: \$144,000
% in Floodplain: 12%	Slope: Steep		Improvement Value: \$0
Zoning: Unzoned			Land Value: \$2,707,000
Frontage: FM 674			Total Market Value: \$2,851,000
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Recreational		
Current Use:	Archeological Site/State Park		
Highest and Best Use:	Archeological Site/State Park		
Agency Projected Use:	Archeological Site/State Park		

The Texas Parks and Wildlife Department retains Kickapoo Caverns State Park as an archeological and historical site as well as a wildlife management area. It is located 21 miles north of Brackettville on FM 674. The park contains some 58 documented archeological sites, and is inhabited by endangered species such as the Black Capped Vireo and Tobusch Fishhook Cactus. There is a large bat colony found in the cavern. There are seven buildings on site including a superintendent's residence. Surrounding land use includes livestock ranching and recreational hunting.

In light of the important archeological findings and the endangered species, the appraisal indicates highest and best use is to continue in the present use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

La Porte Region VIII Headquarters

Location:

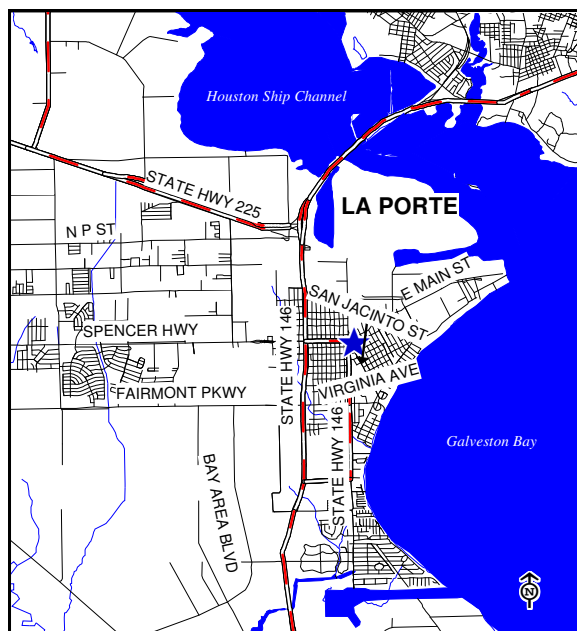
105 San Jacinto St, La Porte, Harris County, Texas

Legal Description:

Vol 011-65 Pg 2242 Harris County Deed Records

Encumbrances**Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 12/16/2005	Acres: 0.76	Bldgs.: 1	Bldg. Area: 3,728 sq.ft.
Sen. Dist.: 11	Rep. Dist.: 128	FAR: 0.11	Building Value: \$131,000
% in Floodplain: 0%	Slope: Level		Improvement Value: \$0
Zoning: Commercial			Land Value: \$44,000
Frontage: San Jacinto St, Virginia Ave			Total Market Value: \$175,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Commercial, Residential, Vacant		
Current Use:	Regional Headquarters		
Highest and Best Use:	Regional Headquarters		
Agency Projected Use:	Regional Headquarters		

The Texas Parks and Wildlife Department uses this site in downtown La Porte as the regional headquarters. This site has served as regional headquarters with responsibility for overseeing inland fisheries law enforcement and parks for the past 36 years. The site is improved with a one-story office building. Surrounding land use is single-family residential, commercial and vacant.

The appraisal states the highest and best use is to continue as a TPWD regional office. The area around the subject is mostly developed and has remained stable. New development is occurring along the western corridor of the city.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Lake Arrowhead State Park

Location:

Park Rd 63 off RR 1954, Wichita Falls, Clay County,
Texas

Legal Description:

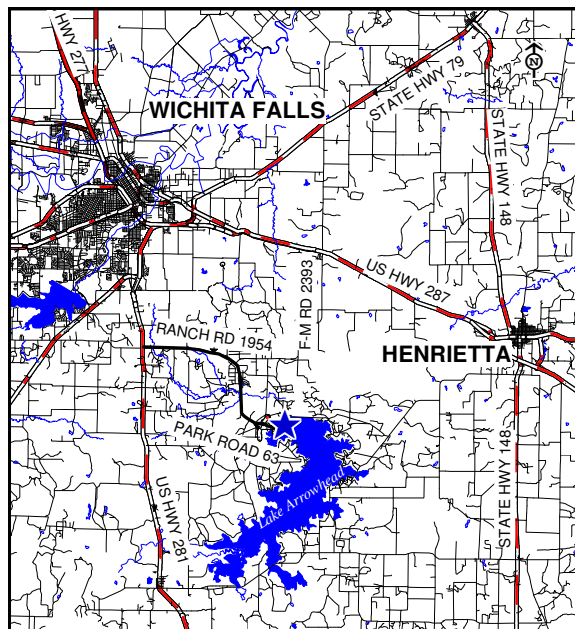
Vol 259 Pg 580 Clay County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: .....2/8/2006	Acres: 524.00	Bldgs.: .....15	Bldg. Area: 16,081 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....68	FAR: 0.01	Building Value: \$351,000
% in Floodplain: .....75%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$445,000	
Frontage: .....Park Rd 63		Total Market Value: \$796,000	
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Recreational, Vacant, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The US Army engineered Lake Arrowhead in 1965 on the Little Wichita River, serving as a water supply for the city of Wichita Falls. Lake Arrowhead is a recreational hub for the city of Wichita Falls offering an abundance of game fish and water sports. The park is located about 18 miles southeast of Wichita Falls off RR 1954 in Clay County. Improvements include fifteen buildings and various other maintenance and public use facilities. Vacant ranchland, a water pumping station from Lake Arrowhead and residential/recreational home sites surround the site. Seventy-five percent of the site is prone to flooding.

The appraisal indicates highest and best use is to continue in the present use as a state park. This is a large parcel of land with shoreline frontage, and is improved in a manner that emphasizes recreational attributes and meets the public need for affordable family outings.

Recommendation:

Retain for continued agency operations

Texas General Land Office

Lake Bob Sandlin State Park

Location:

1357 LBS Rd, Pittsburg, Titus County, Texas

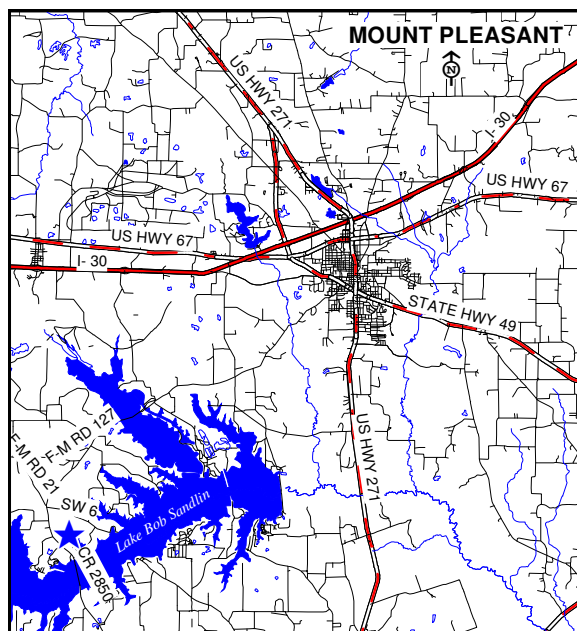
Legal Description:

V 428 P 248, 334, 262, 236, 605, 787 V 453 P 92, 77,
 170 V 429 P 617, 767, 241 V 457 P 458 V 436 P 752
 V 433 P 595 Titus County Deed Records

Encumbrances

Physical: Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...3/14/2006	Acres: 639.75	Bldgs.: .....7	Bldg. Area: 8,420 sq.ft.
Sen. Dist.: .....1	Rep. Dist.: .....5	FAR: 0.01	Building Value: \$1,468,000
% in Floodplain: .....1%	Slope: Steep		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$1,800,000	
Frontage: LBS Rd		Total Market Value: \$3,268,000	
Utilities:	Electricity, Telephone, Water		
Surrounding Uses:	Vacant, Residential, Commercial, Industrial		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

This state park is located on FM 21 on the northern shores of Lake Bob Sandlin. It is named for a businessman, Bob Sandlin, who was devoted to the development of artificial lakes in Titus County. The park offers camping, picnicking, water sports and nature study. It is improved with seven structures. Surrounding land use is vacant, residential, commercial and industrial.

The appraisal indicates highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Lake Brownwood State Recreation Area

Location:

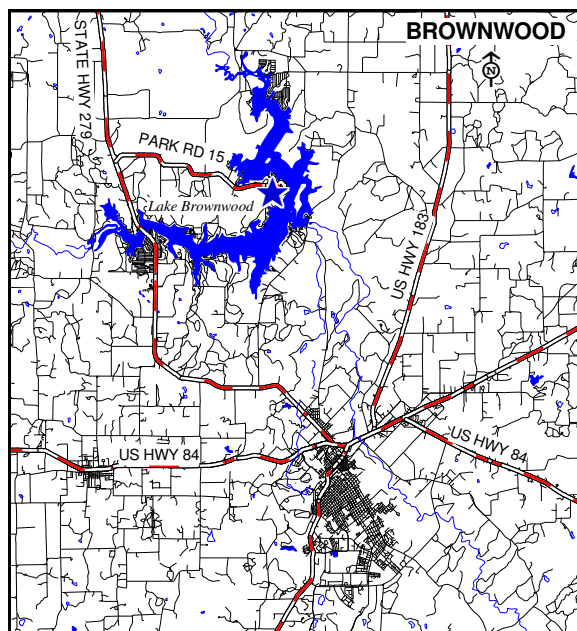
Park Rd 15, Brownwood, Brown County, Texas

Legal Description:

Vol 36 Pg 285 Brown County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: 10/27/2005	Acres: 537.50	Bldgs.: .....53	Bldg. Area: 38,411 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....60	FAR: 0.01	Building Value: \$1,630,000
% in Floodplain: .....7%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$970,000	
Frontage: .....Park Rd 15		Total Market Value: \$2,600,000	
Utilities:	Electricity, Water, Septic Tank		
Surrounding Uses:	Residential, Recreational		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department operates this site, located 22 miles north of Brownwood, as a state park offering water sports, playgrounds, camping and picnicking. It has over three miles of frontage on Lake Brownwood. It is improved with 53 buildings and infrastructure. Surrounding land use is recreational and residential.

The property use is restricted to use as a park by deed restriction and a reversion clause. The appraisal indicates highest and best use is to continue in the present use in light of these limitations.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Lake Jackson Fish Hatchery

Location:

300 Medical Dr, Lake Jackson, Brazoria County,
Texas

Legal Description:

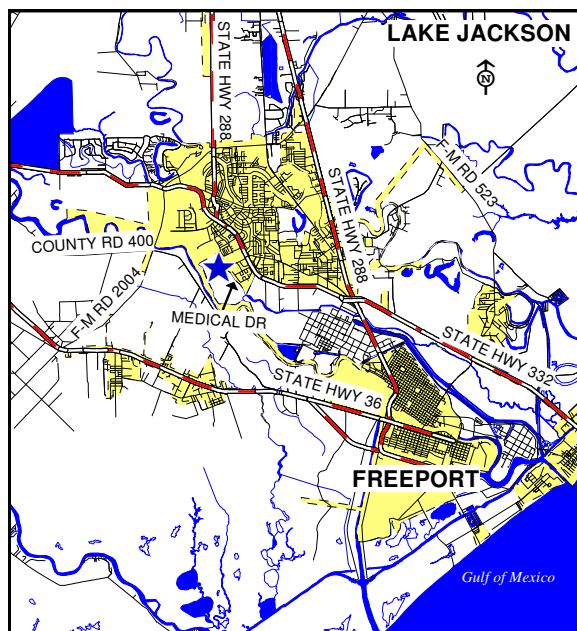
Vol 91972 Pg 390 Brazoria County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...1/11/2006	Acres: 76.00	Bldgs.: .....5	Bldg. Area: 39,959 sq.ft.
Sen. Dist.:.....17	Rep. Dist.:.....25	FAR: 0.01	Building Value: \$16,337,000
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,500,000	
Frontage: .....Medical Dr		Total Market Value: \$17,837,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Industrial, Vacant, Agricultural		
Current Use:	Fish Hatchery and Visitor Center		
Highest and Best Use:	Fish Hatchery and Visitor Center		
Agency Projected Use:	Fish Hatchery and Visitor Center		

The Texas Parks and Wildlife Department utilizes this site in Lake Jackson as a fish hatchery and visitor's center. It is located in the southwestern portion of the city on Medical Dr and is protected by a levee system surrounding Lake Jackson. The site was a gift to the Department from the Dow Chemical Corporation in December 1992. There is a reversion clause on 15 acres preventing any use other than a sea center site for longer than a one-year period. It is improved with five buildings used for maintenance, fish hatchery and a visitor's Sea Center. Surrounding land use is an upscale residential subdivision, vacant, agriculture and industrial.

The appraisal indicates highest and best use is to continue in the present use in light of the deed reversion clause. Lake Jackson is currently experiencing growth with numerous large acreage tracts being purchased for residential development. This growth is occurring mainly to the west.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Lake Livingston State Recreation Area

Location:

FM 3126 at Park Rd 65, Livingston, Polk County, Texas

Legal Description:

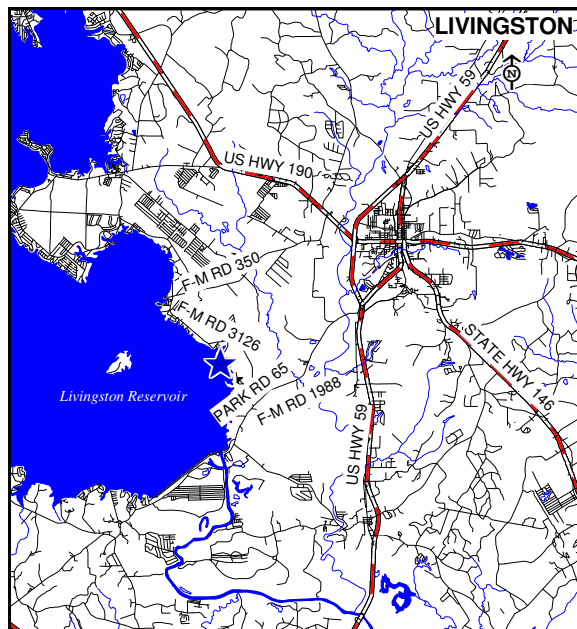
V 262 P 286 V 263 P 384 V 267 P 424 V 269 P 321 V 271 P 599 V 280 P 70 Polk County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 12/12/2005	Acres: 635.52	Bldgs.: .....31	Bldg. Area: 22,342 sq.ft.
Sen. Dist.:.....3	Rep. Dist.:.....18	FAR: 0.01	Building Value: \$600,761
% in Floodplain: .....5%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,906,560	
Frontage: .....FM 3126, Park Rd 65		Total Market Value: \$2,507,321	
Utilities:	Electricity, Water Well, Septic Tank		
Surrounding Uses:	Rangeland, Woodlands, Residential		
Current Use:	State Recreation Area		
Highest and Best Use:	State Recreation Area		
Agency Projected Use:	State Recreation Area		

The Texas Parks and Wildlife Department uses this site as a state recreation area offering water sports, camping, picnicking and nature trails. It is located in the east Texas piney woods, southwest of Livingston on FM 3126 and Park Rd 65. There are 31 buildings for maintenance and publicly-related uses. The surrounding land is rangeland, woodlands, and residential.

Demand for medium to large tracts in the area is low and the real estate market is stable. The appraisal indicates highest and best use is to continue in the present use. The site is considered 100% developed including the building area, wildlife habitat and timber production.

Recommendation:

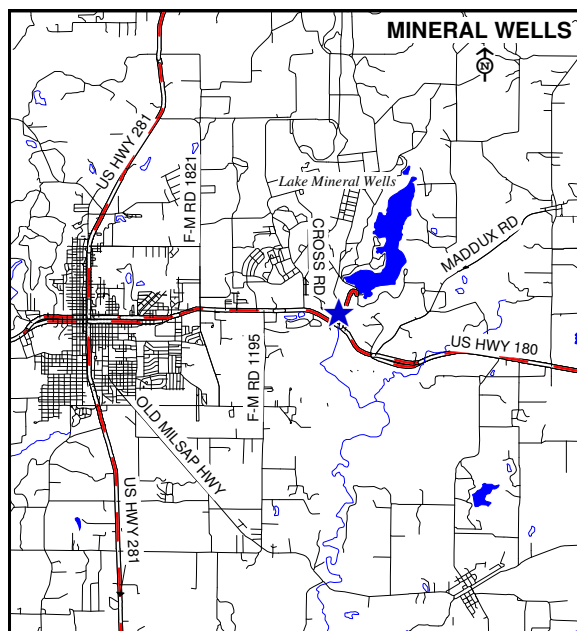
Retain for continued agency operations.

Texas General Land Office

Lake Mineral Wells State Park

Location:

Hwy 180, Mineral Wells, Parker County, Texas

Legal Description:V 646 P 574 V 660 P 328 V 1050 P 390 V 1165 P 48
Parker County Deed Records**Encumbrances****Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

Appraisal Date: .....1/4/2006	Acres: 3,008.52	Bldgs.: .....47	Bldg. Area: 35,590 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....61	FAR: 0.01	Building Value: \$2,556,954
% in Floodplain:.....0%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$7,000,000	
Frontage: .....Hwy 180		Total Market Value: \$9,556,954	
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Industrial, Ranching, Residential, Agricultural		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

TPWD operates this property, located four miles northeast of Mineral Wells on Hwy 180, as a state park offering fishing, swimming, boating, camping, biking picnicking, and an equestrian area. The northern part of the park is used for hunting and primitive camping. Originally part of Fort Wolters, a World War II facility, 1,749 acres of the site was donated to the city of Mineral Wells, which then conveyed it to TPWD in 1975. Improvements include 47 park-related buildings. Surrounding land use includes an industrial park that was also a part of Fort Wolters, ranching, residential and agriculture.

A deed restriction prohibits the sale of 1,749 acres without the approval of the US Department of Interior except to another eligible governmental agency or it will revert to the government.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Lake Mineral Wells Trailway

Location:

MoPac ROW from Weatherford to Mineral Wells,
Mineral Wells, Parker County, Texas

Legal Description:

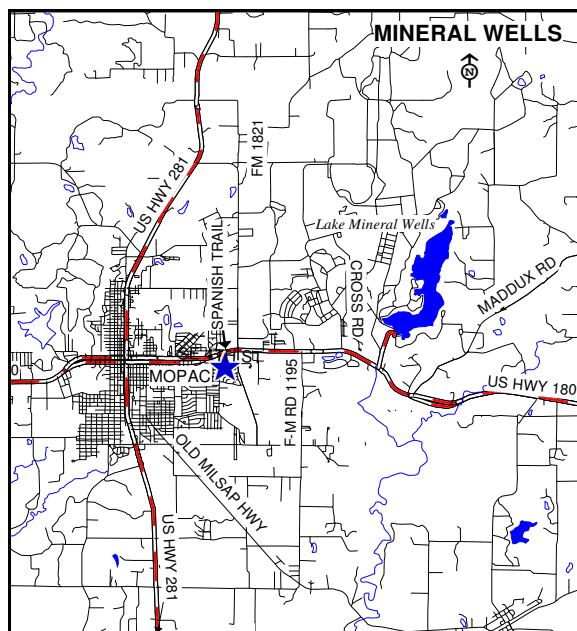
Quitclaim Deed 1151-40 (Weatherford, Mineral Wells
& Northwestern Branch) Parker and Palo Pinto
Counties

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...1/11/2006	Acres: 273.98	Bldgs.: .....5	Bldg. Area: 905 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....61	FAR: 0.01	Building Value: \$84,652
% in Floodplain:.....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,903,946	
Frontage: .....MoPac ROW		Total Market Value: \$1,988,598	
Utilities:			None
Surrounding Uses:			Recreational, Agricultural, Residential
Current Use:			Recreational Trailway
Highest and Best Use:			Recreational Trailway
Agency Projected Use:			Recreational Trailway

The Texas Parks and Wildlife Department maintains this site as a nature trail used for hiking, bicycling, and horseback riding. The trail stretches some 20 miles along the abandoned Missouri Pacific Railway ROW between Mineral Wells and Weatherford. Trail improvements include comfort stations and picnic areas. Access is gained in Mineral Wells, Weatherford, Garner State Park and various points along the way. Agriculture tracts, small tract subdivisions, recreational and rural home sites surround the park.

Due to the long and narrow configuration of the property, the appraiser indicates highest and best use is to continue in the present use. The GLO agrees with this determination.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Landmark Inn Historic Site

Location:

402 East Florence St, Castroville, Medina County,
Texas

Legal Description:

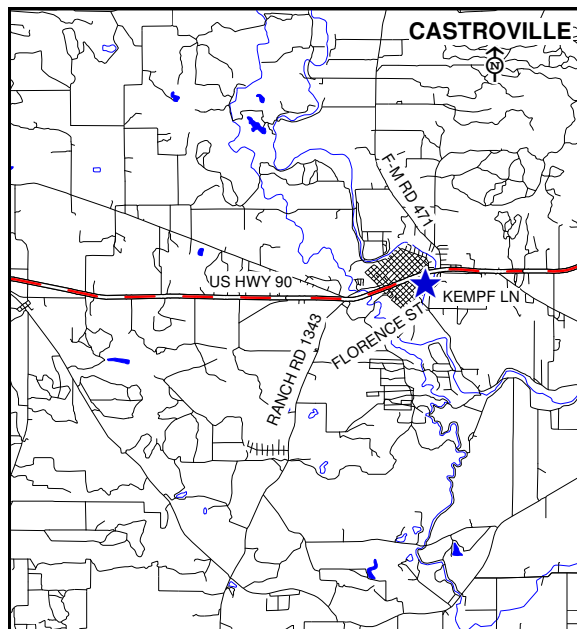
Vol 270 Pg 89 Medina County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...2/15/2006	Acres: 4.73	Bldgs.: .....8	Bldg. Area: 13,664 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....80	FAR: 0.07	Building Value: \$275,965
% in Floodplain: .....45%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Commercial			Land Value: \$782,450
Frontage: .....East Florence St			Total Market Value: \$1,058,415
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial		
Current Use:	State Historic Park		
Highest and Best Use:	Commercial/Residential		
Agency Projected Use:	State Historic Park		

The Landmark Inn State Historic Site on the Medina River in Castroville has provided refuge for travelers for more than a century. Presently, the TPWD operates the inn to allow visitors the opportunity to experience some of the atmosphere of French Texas. The original inn was built in 1849 by Cesar Monod to shelter his family and housed a general store. In the 1850's, a new owner John Vance, added upper floors and galleries to the structure. It evolved into an inn because of its strategic location on the San Antonio-El Paso road. The inn is registered both with the National Register, and as a State Archaeological Site. TPWD offers day tours of the site. Surrounding land uses are commercial and residential.

The appraisal findings indicate the highest and best use is to continue in the present use. Castroville is supported predominantly by agriculture, recreation and tourism.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Anacua Unit

Location:

South of the Community on South River Dr, Santa Maria, Cameron County, Texas

Legal Description:

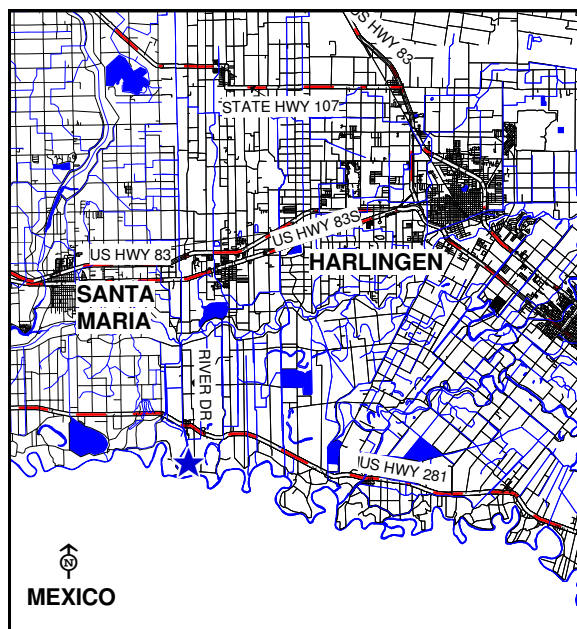
Vol 1435 Pg 352 Vol 1292 Pg 884 Cameron County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...11/1/2005	Acres: 223.51	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....38	FAR: 0.0	Building Value: \$0
% in Floodplain: .....100%	Slope:.....Level	Improvement Value: \$0	
Zoning: .....Agriculture		Land Value: \$400,000	
Frontage: .....South River Dr		Total Market Value: \$400,000	
Utilities:		Electricity, Telephone	
Surrounding Uses:		Agricultural	
Current Use:		Wildlife Management Area	
Highest and Best Use:		Wildlife Management Area	
Agency Projected Use:		Wildlife Management Area	

The Texas Parks and Wildlife Department acquired a portion of this site in September 1982 and a portion in January 1993, to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area. It is located on South River Dr about one-quarter mile south of Hwy 281, just southeast of Santa Maria. There are no improvements and surrounding land use is primarily agricultural.

The appraisal indicates highest and best use is to continue in the present use. The Valley has been experiencing some growth in the northerly direction in cities such as La Feria, Harlingen and San Benito.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

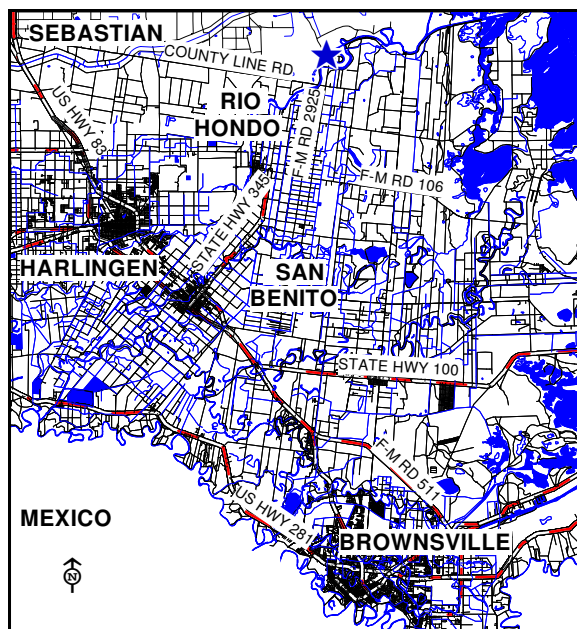
Las Palomas WMA Arroyo Colorado Unit

Location:

FM 2925, Rio Hondo, Cameron County, Texas

Legal Description:

Vol 3697 Pg 178 Cameron County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: .....2/7/2006	Acres: 505.93	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....43	FAR: 0.0	Building Value: \$0
% in Floodplain: .....70%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,100,000	
Frontage: .....FM 2925		Total Market Value: \$1,100,000	
Utilities:	Electricity, Telephone, Water Well		
Surrounding Uses:	Native Land, Agricultural, Recreational		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

TPWD acquired this site in 1995 to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area Arroyo Colorado Unit. It is located about six miles north of Rio Hondo with access on FM 2925. The subject is nestled in a winding bend of the Arroyo Colorado and is subject to overflow from the arroyo during times of intense rainfall. It is inhabited by endangered species such as the Texas Tortoise. Surrounding land use is the Arroyo Colorado State Park, native land, and agriculture.

The appraisal indicates highest and best use is to continue in the present use. The flood problems limit alternative development. The real estate market activity in south Texas, specifically in Cameron, Willacy and Hidalgo counties, consists of large agriculture-type transactions.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Las Palomas WMA Baird Unit

Location:

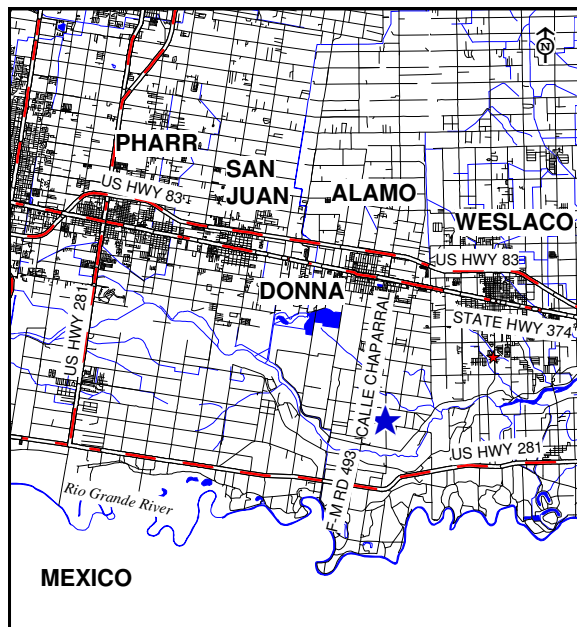
Calle Chaparral Rd., Donna, Hidalgo County, Texas

Legal Description:

Vol 1821 Pg 39 Hidalgo County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: None



Location Map

Appraisal Date: 10/10/2005	Acres: 122.29	Bldgs.: 0	Bldg. Area: 0 sq.ft.
Sen. Dist.: 27	Rep. Dist.: 39	FAR: 0.0	Building Value: \$0
% in Floodplain: 100%	Slope: Moderate		Improvement Value: \$0
Zoning: Agriculture		Land Value: \$185,000	
Frontage: Calle Chaparral Rd.		Total Market Value: \$185,000	
Utilities:			None
Surrounding Uses:			Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Las Palomas Wildlife Management area is comprised of many units located in several counties throughout the State. Each unit was acquired to preserve the nesting habitat of the white-winged dove. The Baird Unit is located about four miles south of Donna on Calle Chaparral Rd. It has no site improvements and surrounding land use is primarily agriculture.

The appraisal indicates the best use is to continue as a wildlife habitat area. Donna is a medium-sized city in the Valley and the economy is driven by agribusiness.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Las Palomas WMA Carricitos Unit

Location:

Four miles northeast of the city on Kornegay Rd, San Benito, Cameron County, Texas

Legal Description:

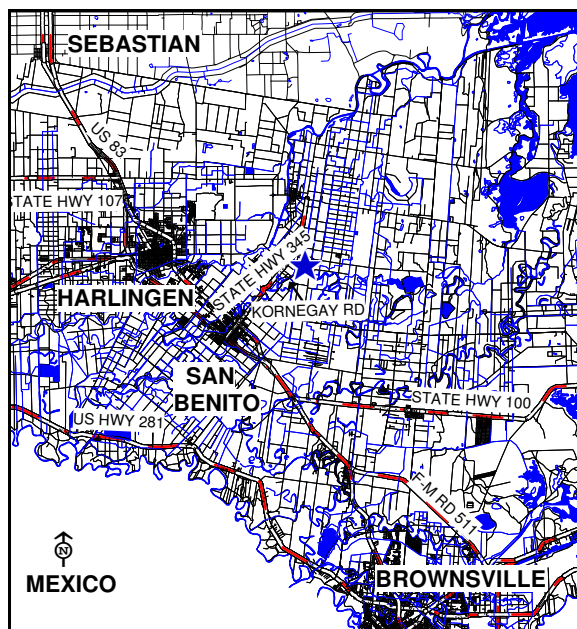
Vol 120 Pg 221 Cameron County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 12/14/2005	Acres: 117.85	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....38	FAR: 0.0	Building Value: \$0
% in Floodplain: .....5%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$400,000	
Frontage: .....Kornegay Rd		Total Market Value: \$400,000	
Utilities:	Electricity, Telephone		
Surrounding Uses:	Agricultural, Residential		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department acquired this site to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area Carricitos Unit. It is located 4.2 miles northeast of San Benito in Cameron County. It is vacant with perimeter fencing and is primarily dense brush land. Surrounding land use is irrigated farmland, and small rural residential home sites.

The appraisal indicates highest and best use is to continue in the present use. Much of the land in Cameron County is farmed due to the availability of irrigation water and soil structure. This is a remote area and no development is occurring.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Champion Unit

Location:

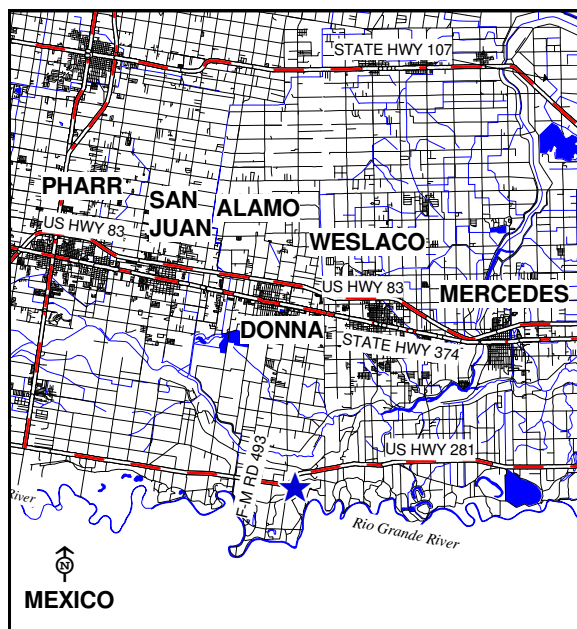
South of Hwy 281, Donna, Hidalgo County, Texas

Legal Description:

Vol 2729 Pg 984 Hidalgo County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/20/2005	Acres: 2.08	Bldgs.: 0	Bldg. Area: 0 sq.ft.
Sen. Dist.: 27	Rep. Dist.: 39	FAR: 0.0	Building Value: \$0
% in Floodplain: 100%	Slope: Level		Improvement Value: \$0
Zoning: Agriculture		Land Value: \$17,000	
Frontage: South of Hwy 281		Total Market Value: \$17,000	
Utilities:			None
Surrounding Uses:			Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department purchased this site to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area. It is located south of Hwy 281, south of Donna, and is vacant with perimeter fencing. Surrounding land use is predominantly agriculture.

The appraisal indicates highest and best use is to continue in the present use. The area around Donna depends primarily upon farming for its economy. Large tracts of land are in abundance and most land sales occur nearer to the city.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Las Palomas WMA Chapote Unit

Location:

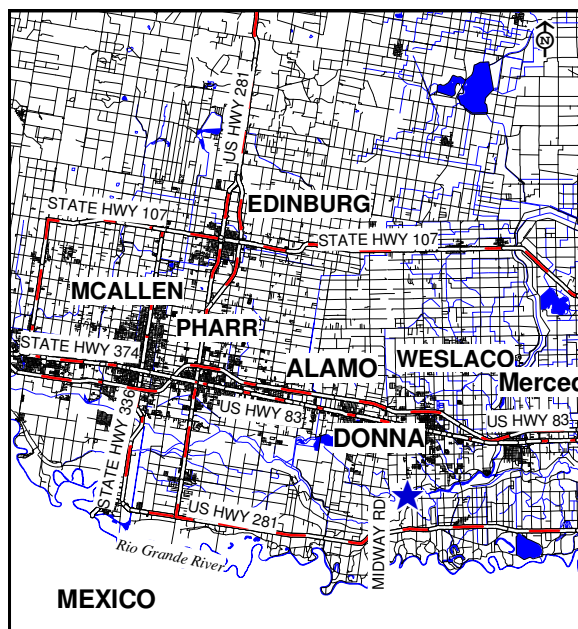
South Midway Rd, Donna, Hidalgo County, Texas

Legal Description:

Document 459169 Hidalgo County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: None



Location Map

Appraisal Date: 10/10/2005	Acres: 220.05	Bldgs.: 0	Bldg. Area: 0 sq.ft.
Sen. Dist.: 27	Rep. Dist.: 39	FAR: 0.0	Building Value: \$0
% in Floodplain: 100%	Slope: Level		Improvement Value: \$0
Zoning: Agriculture			Land Value: \$330,000
Frontage: South Midway Rd			Total Market Value: \$330,000
Utilities:			None
Surrounding Uses:			Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Las Palomas Wildlife Management Area is comprised of many units located in several counties throughout the State. Each unit was acquired to preserve wildlife habitat. The Chapote Unit is about 4.5 miles south of Donna, and is adjacent to the Taormina Unit on the south side. The site has no improvements and the landscape is heavy brush. Surrounding land use is predominantly agriculture.

The appraisal indicates highest and best use is to continue in the present use. The GLO agrees with this determination.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Las Palomas WMA Ebony Unit

Location:

De Los Santos Rd, Rangerville, Cameron County,
Texas

Legal Description:

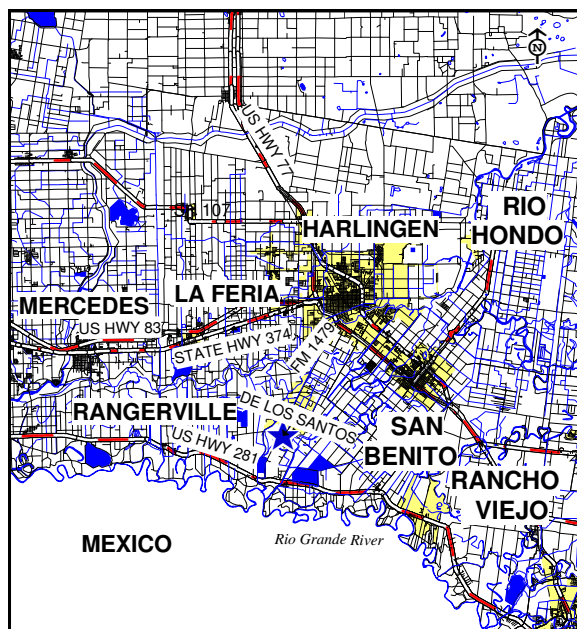
Vol 2903 Pg 112 Cameron County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...1/25/2006	Acres: 265.52	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....38	FAR: 0.0	Building Value: \$0
% in Floodplain: .....0%	Slope:.....Level	Improvement Value:	\$0
Zoning: .....Unzoned	Land Value:		\$450,000
Frontage: .....De Los Santos Rd	Total Market Value:		\$450,000
Utilities:			Electricity
Surrounding Uses:			Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department acquired this site in May, 1994, to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area. It is located just east of the community of Rangerville on De Los Santos Rd, and is vacant with perimeter fencing. Surrounding land use is primarily agricultural.

The appraisal indicates the highest and best use is to continue in the present use. The Valley is experiencing some growth but not near the subject's area. There are utilities and irrigation line easements on the property that are typical for the area.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Frederick Unit

Location:

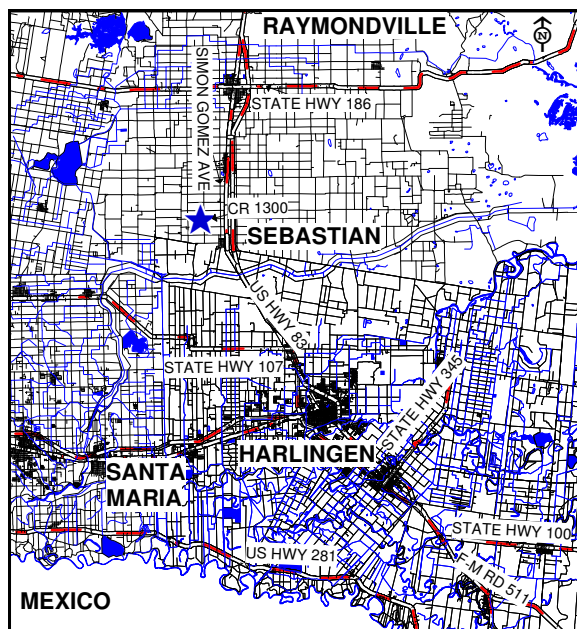
CR 1300, Sebastian, Willacy County, Texas

Legal Description:

Vol 89 Pg 594 Willacy County Deed Records

Encumbrances**Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 11/22/2005	Acres: 35.00	Bldgs.: 0	Bldg. Area: 0 sq.ft.
Sen. Dist.: 27	Rep. Dist.: 43	FAR: 0.0	Building Value: \$0
% in Floodplain: 0%	Slope: Level		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$45,000	
Frontage: CR 1300		Total Market Value: \$45,000	
Utilities:			Electricity
Surrounding Uses:			Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department acquired this site to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area Frederick Unit. It is located in Willacy County about two miles northwest of Sebastian, and is fronted on the south side by CR 1300. There are endangered species on the tract such as the Texas Tortoise. Surrounding land use is agriculture production.

The appraisal indicates highest and best use is to continue in the present use. The Willacy County economy is based upon agriculture-related businesses. There has been little growth or development.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Las Palomas WMA Kelly Unit

Location:

0.4 Mile South of Hwy 281, Pharr, Hidalgo County,
Texas

Legal Description:

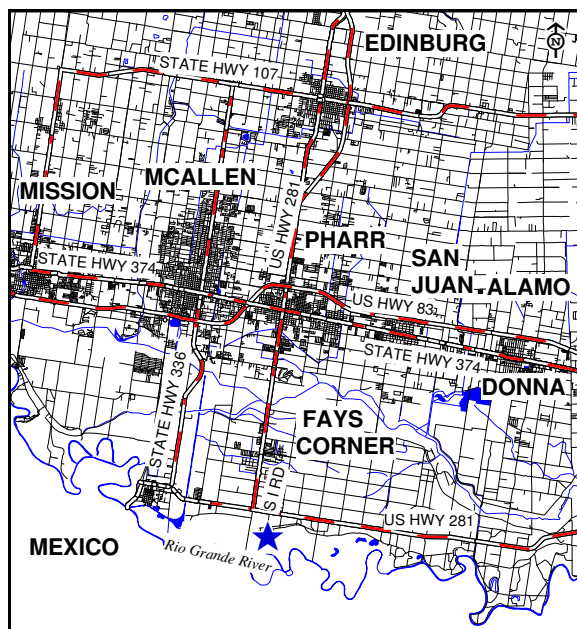
Vol 1509 Pg 244 Hidalgo County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: None



Location Map

Appraisal Date: ...11/2/2005	Acres: 45.85	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....36	FAR: 0.0	Building Value: \$0
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Agriculture		Land Value: \$53,000	
Frontage: .....0.4 Mile South of Hwy 281		Total Market Value: \$53,000	
Utilities:			None
Surrounding Uses:			Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department uses this site as part of the Las Palomas Wildlife Management Area. Known as the Kelly Unit, this site is located in Hidalgo county seven miles south of Pharr on a dirt road. It is included in the city of Hidalgo ISD jurisdiction. There are no improvements and surrounding land use is mainly agricultural. Kiskadee, Vochell, LaGrulla, Prieta, Kelly and McManus Units of the Las Palomas WMA are in process of being leased to the Lower Rio Grande Valley NWR.

The highest and best use is to continue in the present use. The community economy is based upon agribusiness. The Valley in general is experiencing growth in the northerly direction.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Kiskadee Unit

Location:

0.2 Mile South of the Community of Abram, Mission,
Hidalgo County, Texas

Legal Description:

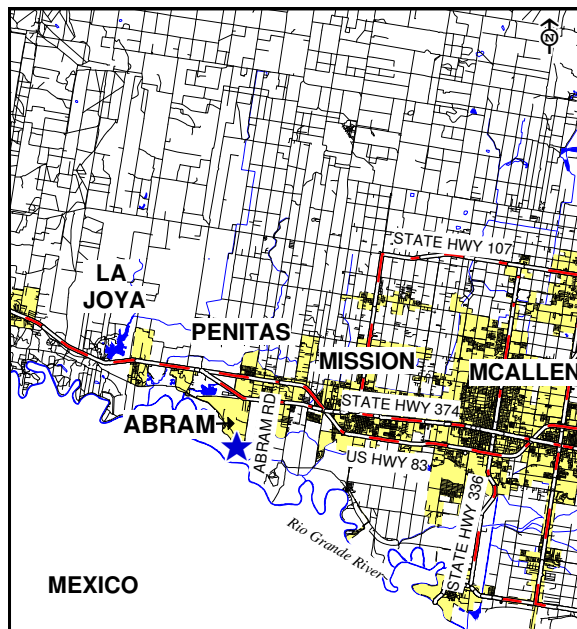
Vol 7 Pgs 5-8 Hidalgo County Map Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: None



Location Map

Appraisal Date: 11/16/2005	Acres: 13.59	Bldgs.: 0	Bldg. Area: 0 sq.ft.
Sen. Dist.: 20	Rep. Dist.: 36	FAR: 0.01	Building Value: \$0
% in Floodplain: 50%	Slope: Level		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$22,000	
Frontage: South of Abram on a dirt rd		Total Market Value: \$22,000	
Utilities:			None
Surrounding Uses:			Vacant, Residential, Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department acquired this site as part of the Las Palomas Wildlife Management Area, this unit is known as the Kiskadee Unit. It is located about two-tenths of a mile south of the community of Abram on a dirt road. Access to the site is poor and there are no available utilities. Surrounding land use is vacant, residential and agricultural.

The appraisal indicates highest and best use is to continue in the present use. The area of the subject near Abram depends primarily upon farming. The site is an irregular shape and is divided by a levee. It's not attractive for resale, but perfect for wildlife habitat.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA La Grulla Unit

Location:

County Dirt Rd south of Hwy 83 and RR 2360, La Grulla, Starr County, Texas

Legal Description:

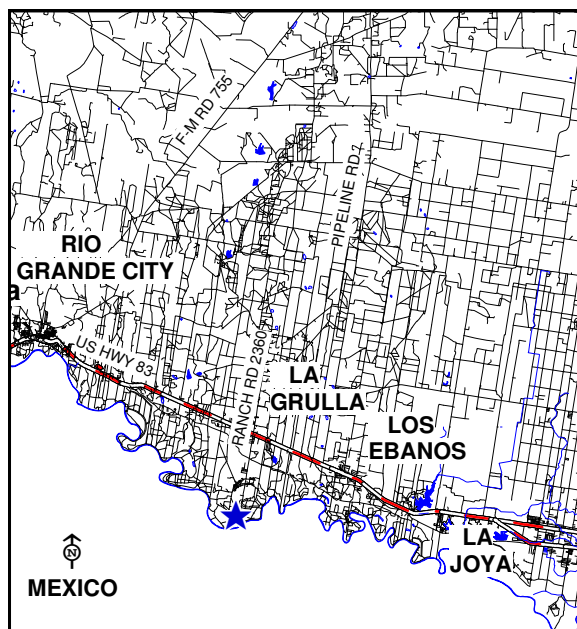
V 340 P 149 V 329 P 619 V 332 P 560 V 341 P 162
Starr County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: None



Location Map

Appraisal Date: ...1/27/2006	Acres: 136.07	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....21	Rep. Dist.:.....31	FAR: 0.0	Building Value: \$0
% in Floodplain: .....100%	Slope:.....Level	Improvement Value: \$0	
Zoning: .....Unzoned		Land Value: \$190,000	
Frontage: .....County Dirt Rd		Total Market Value: \$190,000	
Utilities:			None
Surrounding Uses:			Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department acquired this site to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area. It is located on a county dirt road south of Hwy 83 near the small community of La Grulla. The tract is covered entirely with brush providing a refuge for bird life. There are no improvements and access was gained via dirt roads. Surrounding land use is primarily agricultural. Kiskadee, Vochell, LaGrulla, Prieta, Kelly and McManus Units of the Las Palomas WMA are in process for lease to the Lower Rio Grande Valley NWR.

The appraisal indicates highest and best use is to continue as a wildlife habitat area. The Starr County economy depends mainly upon farming. There have been a few vacant brush land sales in the area, but sales in general have been slow.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA La Prieta Unit

Location:

Private dirt road south of Garceno, Garceno, Starr County, Texas

Legal Description:

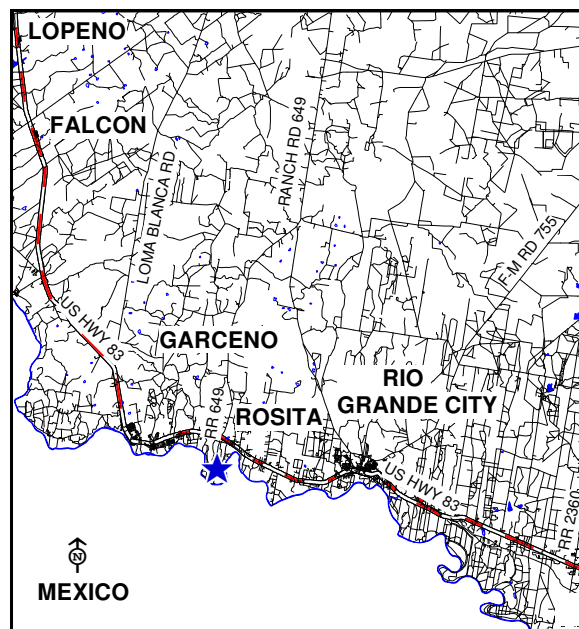
Vol 348 Pg 25 Vol 347 Pg 624 Starr County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: None



Location Map

Appraisal Date: ...1/27/2006	Acres: 164.37	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....21	Rep. Dist.:.....31	FAR: 0.0	Building Value: \$0
% in Floodplain: .....100%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value:	\$230,000
Frontage: .....Private Rd		Total Market Value:	\$230,000
Utilities:			None
Surrounding Uses:			Agricultural, Vacant
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department acquired this site to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area. It is located about two miles south of the small community of Garceno in South Texas. Garceno is about seven miles west of Rio Grande City. There are no improvements and the subject does not have an entrance gate. Access is via field dirt roads. Surrounding land use is vacant brush land and agriculture. Kiskadee, Vochell, LaGrulla, Prieta, Kelly and McManus Units of the Las Palomas WMA are in process for lease to the Lower Rio Grande Valley NWR.

The appraisal indicates highest and best use is to continue in the present use. The area is dependent mainly upon farming. The Valley has experienced some growth in Roma and Rio Grande City, in the northerly direction.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Longoria Unit

Location:

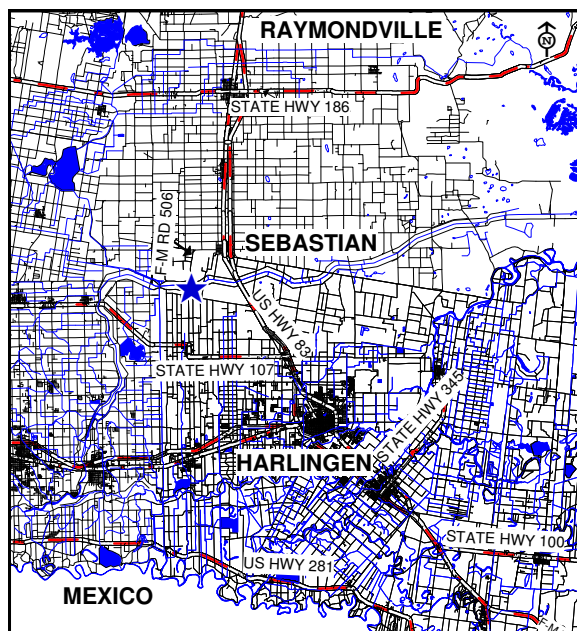
FM 506, Sebastian, Cameron County, Texas

Legal Description:

Vol 633 Pg 560 Cameron County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 12/14/2005	Acres: 373.89	Bldgs.: 2	Bldg. Area: 2,009 sq.ft.
Sen. Dist.: 27	Rep. Dist.: 43	FAR: 0.01	Building Value: \$7,480
% in Floodplain: 50%	Slope: Level		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$635,000	
Frontage: FM 506		Total Market Value: \$642,480	
Utilities:	Electricity, Telephone		
Surrounding Uses:	Agricultural		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department acquired this site to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area. This unit is called the Longoria Unit. It is located in northwestern Cameron County about three miles southwest of Sebastian on FM 506. Endangered species such as the Texas Tortoise inhabit the tract. The site is about 85% brush with some cleared area for crop production to attract wildlife. Approximately 50% of the site is in a floodplain. There is a maintenance building, a storage shed, and perimeter fencing. Surrounding land use is agriculture production.

The appraisal indicates highest and best use is to continue in the present use. The economy in Cameron County is mainly agriculture.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Las Palomas WMA McManus Unit

Location:

One Mile South of Hwy 281, Donna, Hidalgo County,
Texas

Legal Description:

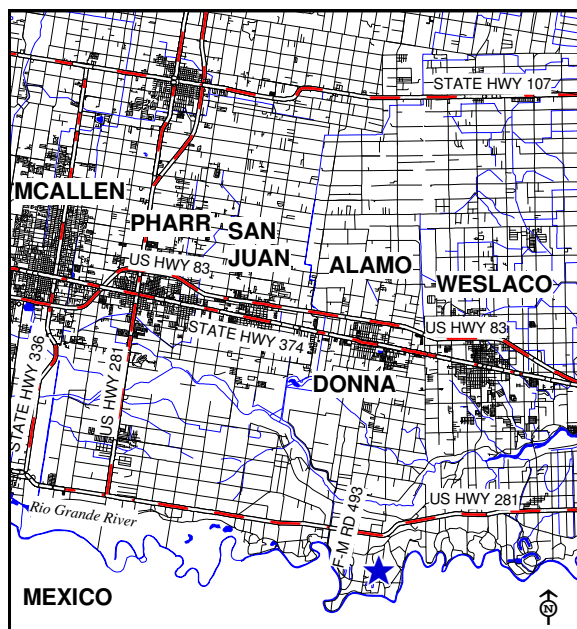
Vol 1686 Pg 400 Hidalgo County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: ROW



Location Map

Appraisal Date: 10/20/2005	Acres: 56.27	Bldgs.: 0	Bldg. Area: 0 sq.ft.
Sen. Dist.: 27	Rep. Dist.: 39	FAR: 0.0	Building Value: \$0
% in Floodplain: 100%	Slope: Level		Improvement Value: \$0
Zoning: Agriculture		Land Value: \$65,000	
Frontage: One Mile South of Hwy 281		Total Market Value: \$65,000	
Utilities:			None
Surrounding Uses:			Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department uses this site as part of the Las Palomas Wildlife Management Area. Each unit was acquired to preserve the nesting habitat of the white-winged dove and other endangered species. This unit is known as the McManus Unit and is located seven miles south of Donna. Access is via a dirt road and surrounding land use is agricultural. There are no improvements on the site excepting perimeter fencing. The tract is completely covered in brush, which is typical for the area and is 100% floodplain.

The appraisal indicates highest and best use is to continue in the present use. Donna is a medium-sized city in the Valley with an agribusiness-driven economy.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

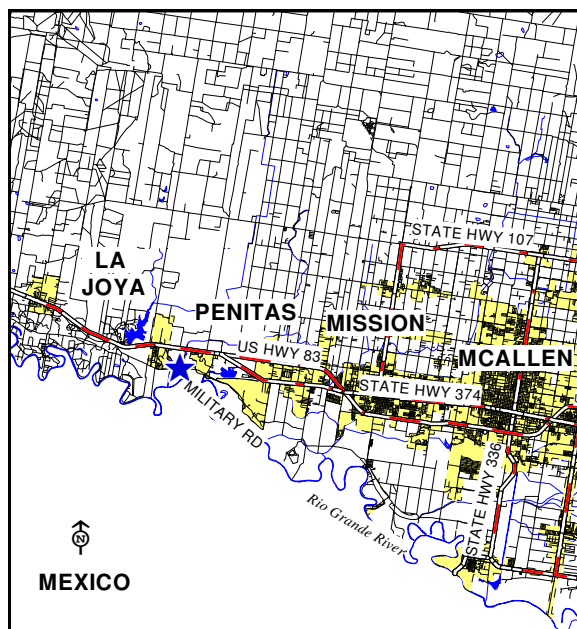
Las Palomas WMA Penitas Unit

Location:

Old Military Rd, Penitas, Hidalgo County, Texas

Legal Description:

Vol 1803 Pg 6 Vol 1770 Pg 213 Hidalgo County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: 11/16/2005	Acres: 119.50	Bldgs.: 1	Bldg. Area: 960 sq.ft.
Sen. Dist.: 20	Rep. Dist.: 36	FAR: 0.01	Building Value: \$20,000
% in Floodplain: 100%	Slope: Level		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$180,000	
Frontage: Old Military Rd		Total Market Value: \$200,000	
Utilities:			Electricity
Surrounding Uses:			Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department acquired this site one-half mile west of Penitas to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area. There is only one building, a metal barn and parking for hunters. The site is 100% floodplain. Surrounding land use is primarily pasture land and farmland, on the south is the Rio Grande River.

The appraisal indicates highest and best use is to continue in the present use. The appraiser does state that agriculture could be a viable alternative use. Being in a remote location, there is little real estate sales activity in the area.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Las Palomas WMA Taormina Unit

Location:

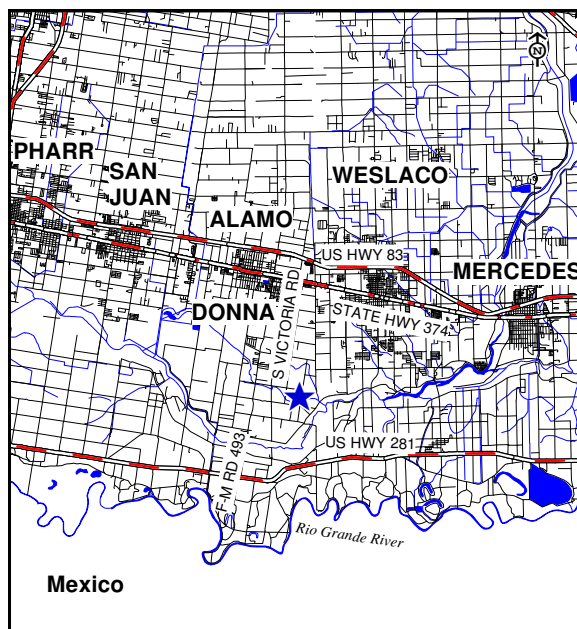
South Victoria Rd, Donna, Hidalgo County, Texas

Legal Description:

Vol 551 Pg 61 Vol 1035 Pg 554 Hidalgo County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/10/2005	Acres: 600.50	Bldgs.: .....3	Bldg. Area: 14,478 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....39	FAR: 0.06	Building Value: \$17,000
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Agriculture		Land Value: \$900,000	
Frontage: .....South Victoria Rd		Total Market Value: \$917,000	
Utilities:			Water Well
Surrounding Uses:			Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Las Palomas Wildlife Management Area is comprised of many units located in several counties throughout the State. Each unit was acquired to preserve the nesting habitat of the white-winged dove. The Taormina Unit is located on South Victoria Rd about four miles south of Donna, and is adjacent to the Chapote Unit. Improvements include a greenhouse and two storage sheds. Surrounding land use is predominantly agricultural.

The appraisal indicates highest and best use is to continue as a wildlife habitat. Donna is a medium-sized city in the south Texas valley. The county economy is good due to agribusiness and increased international trade with Mexico spurred by the NAFTA.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Las Palomas WMA Tucker/DeShazo Unit

Location:

Tilden Rd, San Benito, Cameron County, Texas

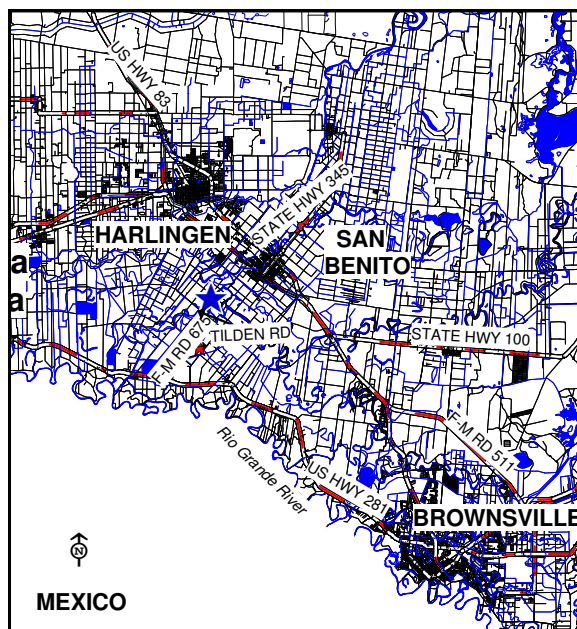
Legal Description:

Vol 1351 Pg 604 Vol 1753 Pg 187 Cameron County Deed Records

Encumbrances

Physical: None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: .....1/6/2006	Acres: 175.66	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....38	FAR: 0.0	Building Value: \$0
% in Floodplain: .....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$300,000	
Frontage: .....Tilden Rd		Total Market Value: \$300,000	
Utilities:	Electricity, Telephone		
Surrounding Uses:	Agricultural		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department acquired this site to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area. It is located just north of the Tilden Rd and FM 675 intersection in southwest Cameron County. It is vacant with perimeter fencing and is mostly covered in native brush with some vegetation planted by the wildlife rangers. Surrounding land use is predominantly agriculture.

The appraisal indicates highest and best use is to continue in the present use. There have been few vacant brushland and farmland sales in the area. The valley has been experiencing growth, namely the cities of La Feria, Harlingen and San Benito. This growth is occurring in the northerly quadrants in most of these cities.

Recommendation:

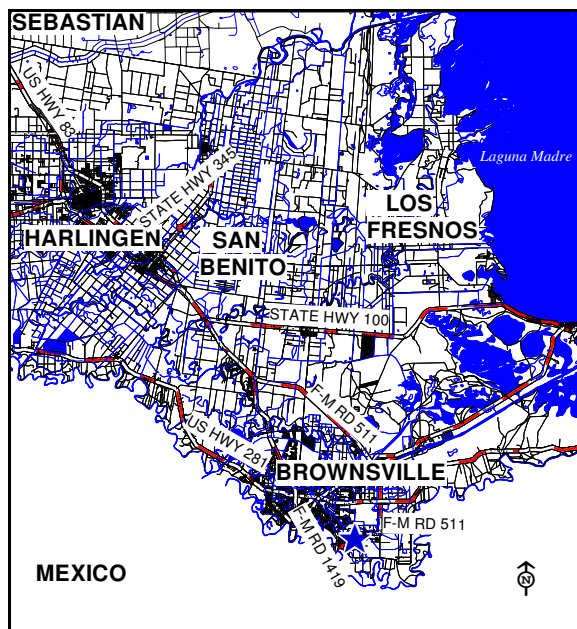
Retain for continued agency operations.

Texas General Land Office

Las Palomas WMA Voshell Unit

Location:

FM 511, Brownsville, Cameron County, Texas

Legal Description:Vol 666 Pg 501 Vol 679 Pg 382 Cameron County
Deed Records**Encumbrances****Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: .....1/6/2006	Acres: 67.86	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....37	FAR: 0.0	Building Value: \$0
% in Floodplain: .....5%	Slope:.....Level	Improvement Value:	\$0
Zoning: .....Unzoned	Land Value:		\$675,000
Frontage: .....FM 511	Total Market Value:		\$675,000
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Residential, Vacant		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Aea		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department acquired this site to preserve wildlife habitat as part of the Las Palomas Wildlife Management Area. It is located on FM 511 on the outskirts of Brownsville near the international airport. The entire site is located in a minimal flooding area with the exception of land near the banks of the resaca. The white wing dove is present on the tract as well as other species. Surrounding land use is vacant and agricultural with some scattered residential. Kiskadee, Vochell, LaGrulla, Prieta, Kelly and McManus Units of the Las Palomas WMA are in process for lease to the Lower Rio Grande Valley NWR.

The appraisal indicates highest and best use is to continue in the present use at this time. The appraiser indicated the resaca and irregular terrain was not conducive to development. This land is located in the extraterritorial jurisdiction of Brownsville and the projected zoning is commercial.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Levi Jordan Plantation State Park

Location:

Intersection of FM 521 & FM 524, Four Corners,
Brazoria County, Texas

Legal Description:

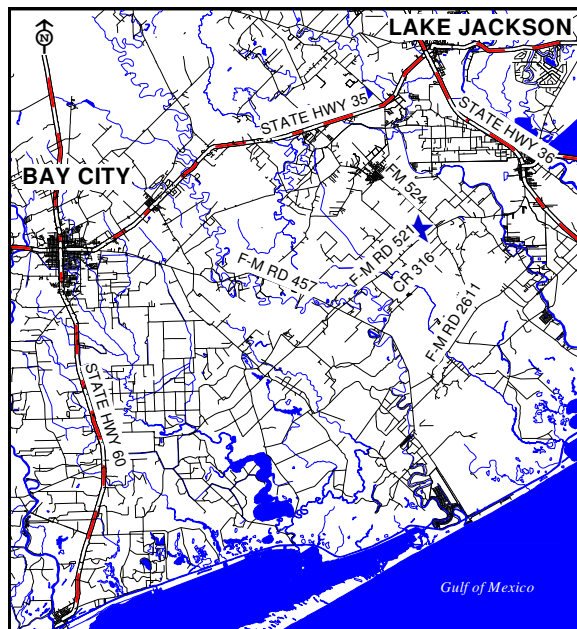
Vol 1280 Pg 174 Brazoria County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...1/11/2006	Acres: 92.29	Bldgs.: .....1	Bldg. Area: 3,227 sq.ft.
Sen. Dist.:.....17	Rep. Dist.:.....25	FAR: 0.01	Building Value: \$0
% in Floodplain: .....1%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$175,800	
Frontage: .....FM 521, FM 524		Total Market Value: \$175,800	
Utilities:	Electricity, Telephone, Water Well		
Surrounding Uses:	Agricultural, Ranching, Commercial, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Levi Jordan Plantation State Park site was gifted to Parks and Wildlife in June 2002. It is located near the community of Four Corners on FM 521 and 524 in Brazoria County. The old plantation house is in a dilapidated condition and adds no value to the site. The appraisal valued the site as a whole and did not separate the improvements. When funds are appropriated, TPWD plans to restore the home and then open the park to the public. Surrounding land uses include agriculture, ranchland, commercial and residential.

The appraisal indicates the highest and best use is the current use. The current real estate market in this part of Brazoria County has been limited excepting some farm and ranch property sales.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

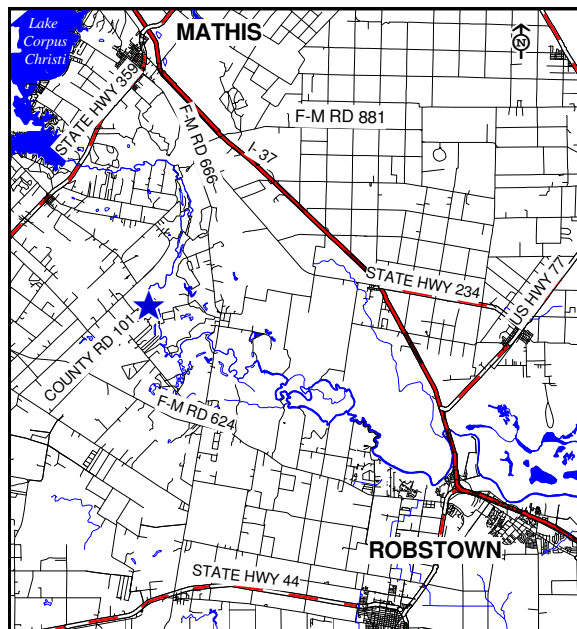
Lipantitlan State Park

Location:

CR 101, Orange Grove, Nueces County, Texas

Legal Description:

Vol 342 Pg 162 Nueces County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* None

Location Map

Appraisal Date: 10/20/2005	Acres: 5.00	Bldgs.: 0	Bldg. Area: 0 sq.ft.
Sen. Dist.: 20	Rep. Dist.: 35	FAR: 0.0	Building Value: \$0
% in Floodplain: 25%	Slope: Moderate		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$25,000	
Frontage: CR 101		Total Market Value: \$25,000	
Utilities:			None
Surrounding Uses:			Agricultural, Residential
Current Use:			Historical State Park
Highest and Best Use:			Historical State Park
Agency Projected Use:			Historical State Park

This low maintenance park area is located about eight miles northeast of Orange Grove in Nueces County. The Bluntzer family donated it to the Texas Parks and Wildlife Department since it was originally thought to be the site of Fort Lipantitlan. Now there seems to be a question if this actually was the site; an inquiry is being conducted. There is a reversion clause in the deed that requires the land revert back to the grantor if TPWD does not maintain the site as a park.

The appraisal indicates the highest and best use for this tract would be a ranchette or rural home site. Also, there is a fence encroachment on one side, which was erected by an heir of the Bluntzer family. A study is underway to determine the location of the Fort. If it is determined this site is not the location, TPWD might consider deeding the tract back to the grantor.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Lloyd Bentsen State Park WBC

Location:

Park Rd 43 off FM 2062 South, Mission, Hidalgo County, Texas

Legal Description:

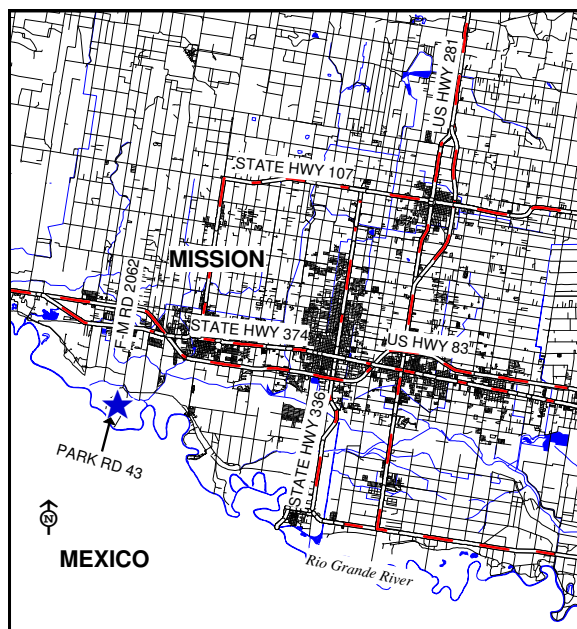
Vol 768 Pg 269 Hidalgo County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...2/15/2006	Acres: 763.74	Bldgs.: .....17	Bldg. Area: 24,948 sq.ft.
Sen. Dist.:.....20	Rep. Dist.:.....36	FAR: 0.01	Building Value: \$2,013,000
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Agriculture			Land Value: \$1,050,000
Frontage: .....Park Rd 43 off FM 2062 South			Total Market Value: \$3,063,000
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Agricultural, Recreational		
Current Use:	State Park/Birding Center		
Highest and Best Use:	State Park/Birding Center		
Agency Projected Use:	State Park/Birding Center		

The Texas Parks and Wildlife Department uses this site southwest of the city of Mission as a nature refuge, recreation area, and birding center. It is improved with seventeen buildings with public and park-maintenance uses. The tract was purchased from the late Lloyd Bentsen, Sr., and other family members in 1944 for one dollar. A deed restriction limits use to a public park. The entire site is in a floodplain. The surrounding land use is predominantly agricultural with the addition of a R.V. Park.

The appraisal indicates highest and best use is to continue in the present use in light of the deed restriction. Hidalgo County economy depends mostly upon farming.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

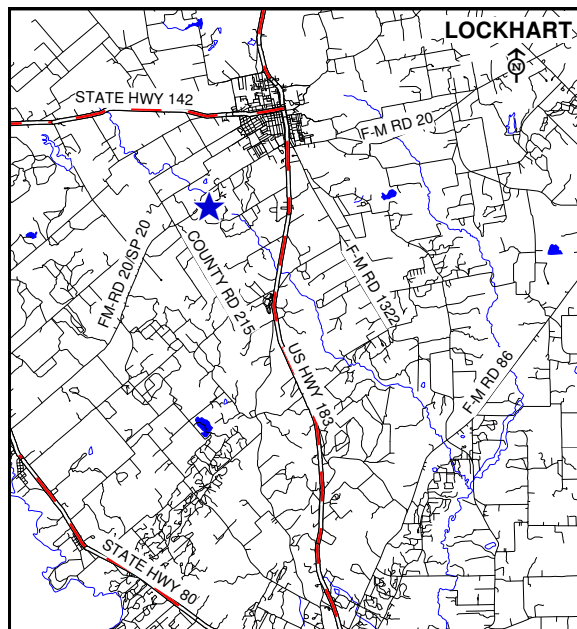
Lockhart State Park

Location:

FM 20, Lockhart, Caldwell County, Texas

Legal Description:V 168 P 216 V 169 P 113 V 71 P 206 V 172 P 73 V
189 P 45 V 207 P 537 Caldwell County Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...11/9/2005	Acres: 264.16	Bldgs.: .....8	Bldg. Area: 13,189 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....45	FAR: 0.01	Building Value: \$786,963
% in Floodplain: .....15%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned			Land Value: \$725,000
Frontage: .....FM 20			Total Market Value: \$1,511,963
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Rangeland, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department uses this site, located about two miles southwest of Lockhart, as a state park. The Department acquired park property in 1934-38 and 1952 from public and private land owners. The various deeds have reversion clauses calling for reversion to the City of Lockhart, to Caldwell County and one calls for reversion to the adjoining landowner if ever used for anything other than a state park. The park offers a nine-hole golf course, swimming pool, picnicking and overnight camping facilities. Improvements consist of eight buildings and surrounding land use is rangeland and residential.

In light of the various deed reversion clauses, the highest and best use is to continue in the present use. Approximately 40 acres along the Clear Fork of Plum Creek is in a floodplain zone.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

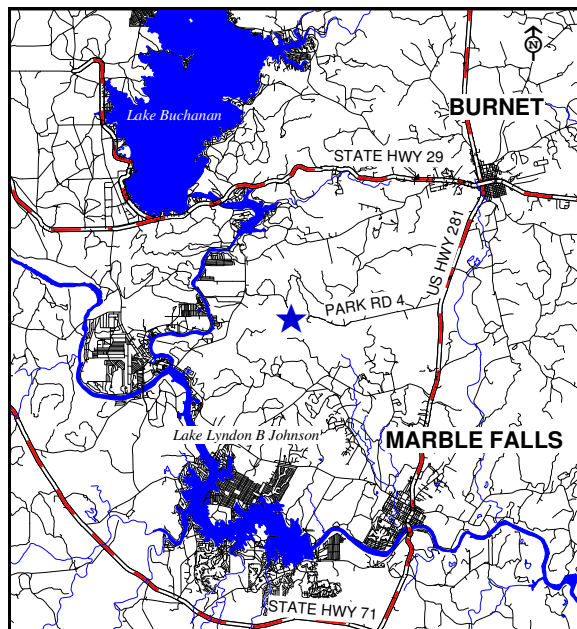
Longhorn Cavern State Park

Location:

6211 Park Rd 4 South, Burnet, Burnet County, Texas

Legal Description:

V 85 P 190 V 5 P 297 V 81 P 359 V 49 P 554 V 1 P
 618, 586 V 81 P 212 V 71 P 140 V 86 P 332 V 2 P
 445 V 82 P 309 Burnet County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Restricted Use*Easements:* Utility

Location Map

Appraisal Date: ...2/22/2006	Acres: 663.74	Bldgs.: .....9	Bldg. Area: 12,585 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....54	FAR: 0.01	Building Value: \$500,000
% in Floodplain:.....0%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,800,000	
Frontage: .....Park Rd 4 South		Total Market Value: \$2,300,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Residential		
Current Use:	State Park and Archeological Site		
Highest and Best Use:	State Park and Archeological Site		
Agency Projected Use:	State Park and Archeological Site		

Longhorn Caverns, one of the best known caves in the Texas Hill Country, was dedicated as a state park in 1932. However, TPWD leases the property to a concessionaire who administers the cavern and its surroundings as a state park. The caverns are located on Park Rd 4 approximately 6 miles west of the town of Burnet. During the Civil War it was used as a Confederate stronghold and was also rumored to be an outlaw's hideout. It was included on the list of National Natural Landmark sites in 1971. Site improvements include nine buildings.

Due to the historical significance of the site and the restrictions and limitations on the use, the appraisal indicates highest and best use is to continue in the present use. It is also home to the Golden-Cheeked Warbler and Black-Capped Vireo, both endangered species.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Lost Maples State Natural Area

Location:

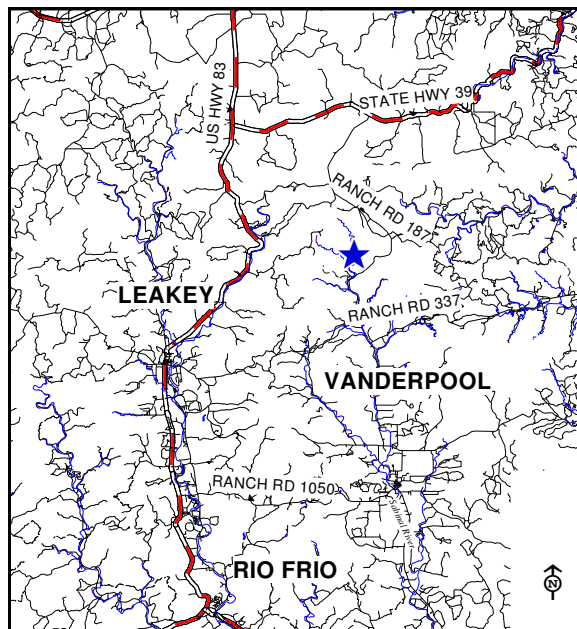
RR 187, Vanderpool, Bandera County, Texas

Legal Description:

Vol 35 Pg 61 Bandera County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...1/18/2006	Acres: 2,174.17	Bldgs.: .....4	Bldg. Area: 6,572 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....73	FAR: 0.01	Building Value: \$141,000
% in Floodplain: .....40%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$7,175,000	
Frontage: .....RR 187		Total Market Value: \$7,316,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching		
Current Use:	State Natural Area		
Highest and Best Use:	State Natural Area		
Agency Projected Use:	State Natural Area		

The Texas Parks and Wildlife Department manages the tract, located five miles north of Vanderpool on RR 187, as a natural area for hiking, camping, and nature study. Endangered species such as the Golden Cheeked Warbler and the Black Capped Vireo have been identified on the tract. The improvements consist of four buildings including a headquarters and manager's residence. The appraisal indicates ranching would be an alternate use for this tract, and as such the improvements were given no value. The improvements are specific to a recreational area.

The site is in a rural area consisting of ranch properties and home sites. There is a post office at Vanderpool, but no new construction is occurring. The nearest community of size is Utopia, about 14 miles south. The appraisal indicates highest and best use is to continue in the present use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Lower Neches WMA

Location:

Bessie Heights Rd and FM 1442, Bridge City, Orange County, Texas

Legal Description:

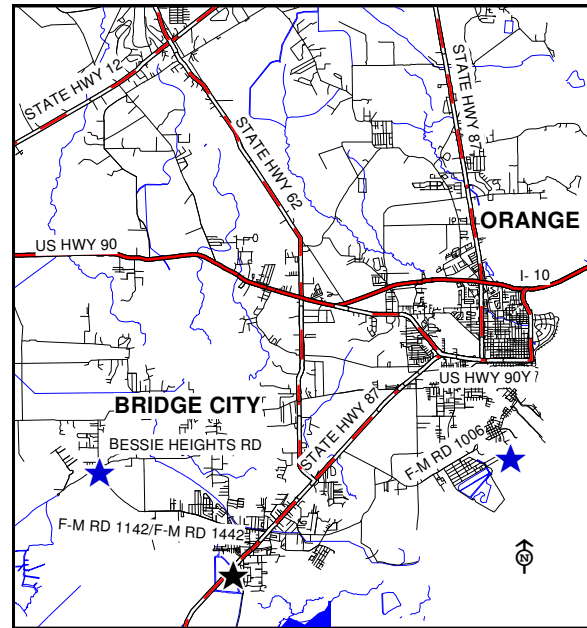
Vol 660 Pg 924 Vol 646 Pg 412 Vol 637 Pg 848 Vol 675 Pg 131 Brazoria County Deed Records

Encumbrances

Physical: Access

Legal: Deed Restrictions: Restricted Use

Easements: None



Location Map

Appraisal Date: .....2/7/2006	Acres: 6,620.79	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.: .....4	Rep. Dist.: .....19	FAR: 0.0	Building Value: \$0
% in Floodplain: .....100%	Slope: .....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$2,771,196	
Frontage: .....Bessie Heights Rd, FM 1442		Total Market Value: \$2,771,196	
Utilities:			None
Surrounding Uses:			Residential, Vacant
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department uses this site as a wildlife management area. Located five miles south of Bridge City, there are no improvements and the surrounding land use is primarily rural home sites, vacant and marshland. There are three separate tracts but it is appraised as one wildlife management area. The deed is restricted for no other use than a state park. Further, the tract is marshland and is tidally influenced.

Based on the deed restriction limitations, the appraiser determined the highest and best use for this site was for continued use as a state park. GLO agrees with this determination.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Lubbock Lake Landmark Regional Office

Location:

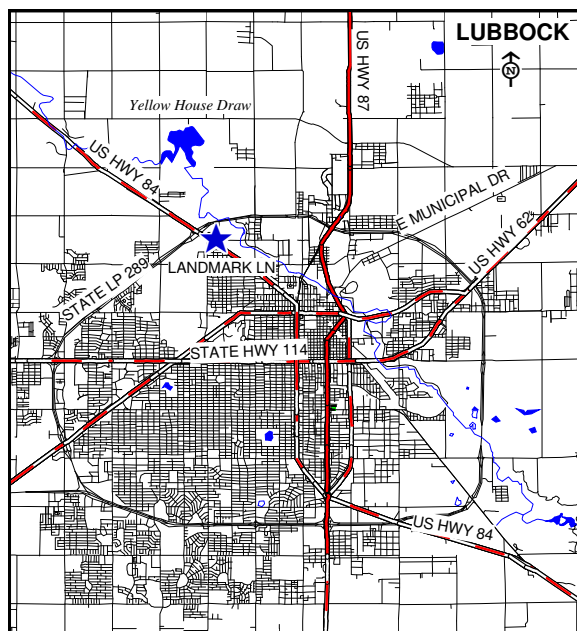
1702 Landmark Ln, Lubbock, Lubbock County, Texas

Legal Description:

Vol 4116 Pg 119 Lubbock County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: .....2/1/2006	Acres: 3.85	Bldgs.: .....5	Bldg. Area: 9,450 sq.ft.
Sen. Dist.:.....28	Rep. Dist.:.....84	FAR: 0.06	Building Value: \$361,550
% in Floodplain: .....80%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Residential			Land Value: \$53,450
Frontage: .....Landmark Ln			Total Market Value: \$415,000
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Industrial, Commercial, Recreational, Residential		
Current Use:	Office		
Highest and Best Use:	Office		
Agency Projected Use:	Office		

This site was originally the Lubbock Lake Landmark site with a visitor's center and archaeological sites containing 336.58 acres. The archaeological sites contain prehistoric fossils and signs of human occupation dating from 12,000 BC. Previously, TPWD transferred 332.73 acres to Texas Tech University as part of a management plan. TPWD retained 3.85 acres in two parcels containing five buildings comprised of offices and shops for agency operations. One of the buildings was built on a closed landfill and has foundation and structural problems. Surrounding land uses include industrial, commercial, recreational and residential.

The appraisal indicates highest and best use is office even though contradictory to the zoning in place. The subject neighborhood is considered stable.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Lyndon B Johnson State Historic Park

Location:

Hwy 290 West, Johnson City, Gillespie County, Texas

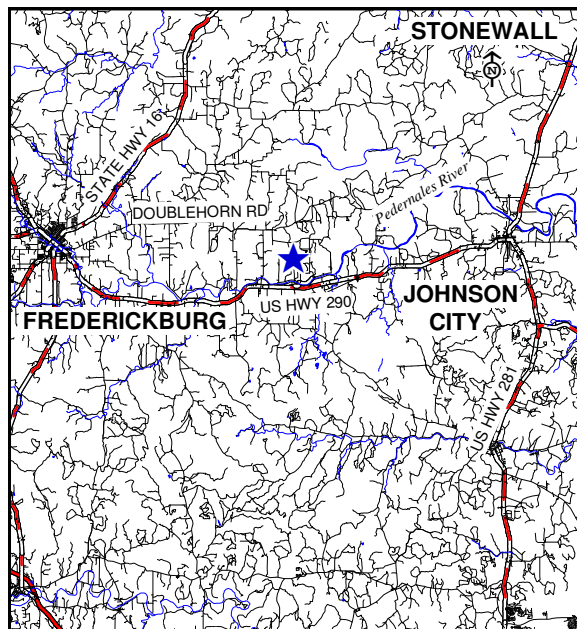
Legal Description:

V 86 P 469 V 88 P 134 V 90 P 206, 348, 543 V 91 P 145, 331, 361, 424 V 106 P 596, 875 V 112 P 739 V 188 P 492 Gillespie County Deed Records

Encumbrances

Physical: Floodplain**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: .....3/9/2006	Acres: 717.94	Bldgs.: .....11	Bldg. Area: 25,898 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....45	FAR: 0.06	Building Value: \$2,800,000
% in Floodplain: .....80%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$3,900,000	
Frontage: .....Hwy 290 West		Total Market Value: \$6,700,000	
Utilities:	Electricity, Water Well, Septic Tank		
Surrounding Uses:	Agricultural, Recreational, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department utilizes this state park just outside of Stonewall for recreational and historical purposes, offering picnicking facilities, swimming, tennis and nature trails. Wildlife displays include Longhorn cattle, deer and buffalo. The park offers a look at historic buildings and rural pioneer life through interpretive tours. The site abuts the LBJ National Historical Park. Site improvements include eleven buildings. Surrounding land use is agricultural, recreational and residential.

The appraisal indicates highest and best use is to continue in the present use in light of the historical significance and the proximity to the LBJ National Park. Real estate prices continue to increase in Gillespie and Blanco Counties. The LBJ National Historic Park, Enchanted Rock in neighboring Llano County, the Admiral Nimitz Museum and State Park are the big attractions.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

M. O. Neasloney WMA

Location:

20700 Hwy 80 North, Belmont, Gonzales County,
Texas

Legal Description:

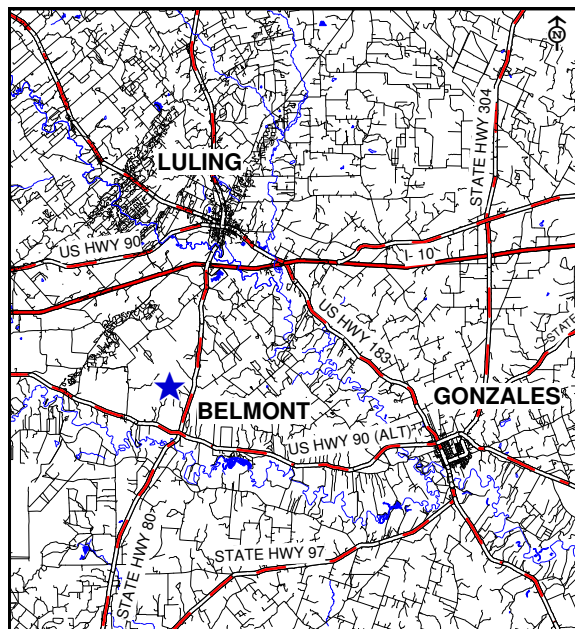
Vol 558 Pg 524 Gonzales County

Encumbrances

Physical: Access

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: .....1/5/2006	Acres: 99.52	Bldgs.: .....3	Bldg. Area: 4,138 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....44	FAR: 0.01	Building Value: \$60,000
% in Floodplain:.....0%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$179,000	
Frontage: .....Hwy 80 North		Total Market Value: \$239,000	
Utilities:	Electricity, Water Well, Septic Tank		
Surrounding Uses:	Agricultural		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Neasloney Wildlife Management Area was a gift to the state from Milford Otto Neasloney. It now serves as a site for nature and wildlife educational studies. It is located midway between Luling and Gonzales. The deed restriction placed upon the site by the Grantor prevents any other use than a wildlife management area or it will revert to the American Legion Department of Texas for a veterans home. Site improvements include three buildings. Surrounding land use is mostly agricultural.

The appraiser indicates highest and best use is to continue in the present use in light of the deed limitation.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Mad Island WMA

Location:

Off CR 374 on private gravel road, Bay City,
Matagorda County, Texas

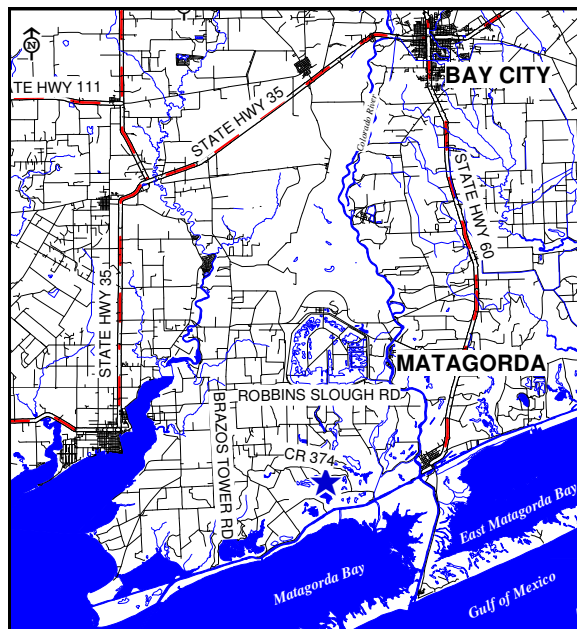
Legal Description:

Vol 316 Pg 324 Vol 192 Pg 386 Matagorda County
Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Mineral Rights Reserved
Easements: Access



Location Map

Appraisal Date: ...11/8/2005	Acres: 7,280.81	Bldgs.: .....6	Bldg. Area: 7,186 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....29	FAR: 0.01	Building Value: \$200,000
% in Floodplain:.....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$3,000,000	
Frontage: .....Private Gravel Rd		Total Market Value: \$3,200,000	
Utilities:	Electricity, Water, Septic Tank		
Surrounding Uses:	Native Land, Agricultural		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department uses Mad Island as a wildlife management area and rookery for various species of birds. Located off CR 374 about 22 miles southwest of Bay City, the island is surrounded by Matagorda Bay and the Intracoastal Waterway. One hundred percent of the site lies in the floodplain and is classified as Federally Regulated Wetlands which limits development. A US Army Corps of Engineer permit is required for many types of site development or modification. The buildings on site were constructed and designed for livestock shelters, temporary housing and support buildings associated with the operation of the wildlife management area. Surrounding land use is agricultural land and the waterways.

The appraisal indicates highest and best use is continued use as a wildlife management area in light of the wetland regulations. Demand for large acreage tracts in Matagorda County is low to moderate.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

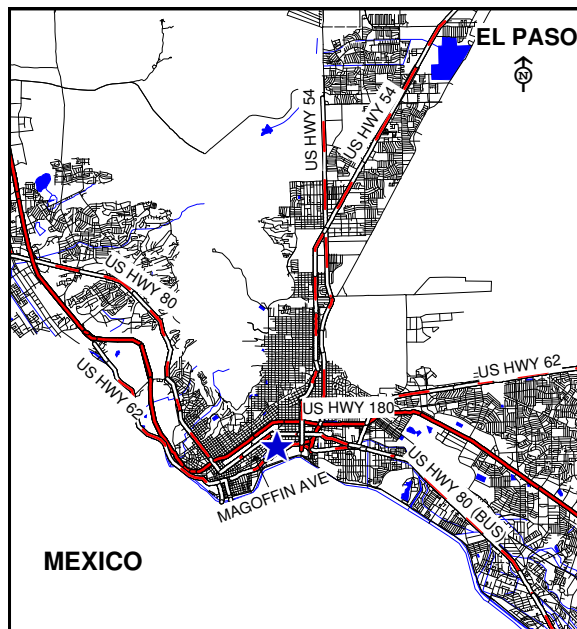
Magoffin Home State Historic Site

Location:

1120 Magoffin Ave, El Paso, El Paso County, Texas

Legal Description:

Vol 663 Pg 934 El Paso County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Restricted Use*Easements:* Utility

Location Map

Appraisal Date: 10/31/2005	Acres: 1.50	Bldgs.: 1	Bldg. Area: 6,776 sq.ft.
Sen. Dist.: 29	Rep. Dist.: 77	FAR: 0.08	Building Value: \$201,000
% in Floodplain: 0%	Slope: Level		Improvement Value: \$0
Zoning: Residential		Land Value: \$150,800	
Frontage: Magoffin Ave		Total Market Value: \$351,800	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Vacant		
Current Use:	State Historical Site		
Highest and Best Use:	State Historical Site		
Agency Projected Use:	State Historical Site		

The Texas Parks and Wildlife Department manages this property as a public state historic site. The settlement was the site of the first Fort Bliss, later growing into the city of El Paso. It is located on Magoffin Ave in downtown El Paso. Joseph Magoffin, a civic leader and member of a pioneer El Paso family, built the homestead in 1875. It is an example of a territorial architectural style rare in Texas, being a combination of adobe construction and Greek revival. The main section of the house is now being used as a museum with early Texas family relics. Surrounding land use is elderly housing, apartments, vacant, and residential tracts.

The appraisal indicates highest and best use is to continue in the present use as a historical site for public viewing.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Martin Creek Lake State Recreation Area

Location:

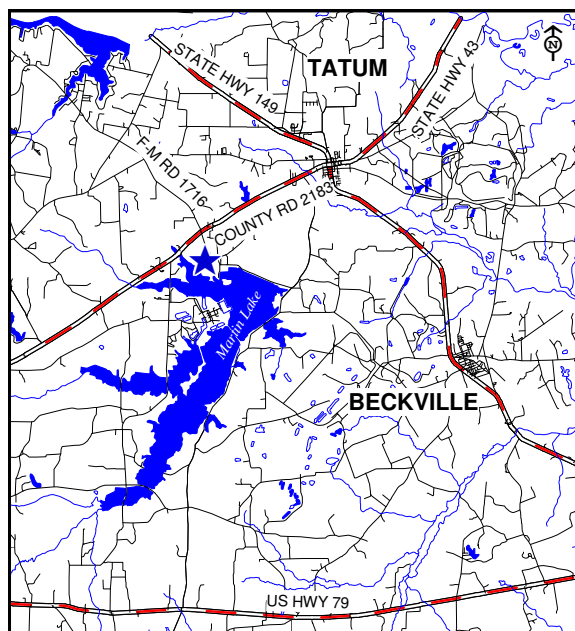
9515 CR 2181 D, Tatum, Rusk County, Texas

Legal Description:

Vol 1441 Pg 96 Rusk County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: 10/26/2005	Acres: 286.86	Bldgs.: .....15	Bldg. Area: 21,661 sq.ft.
Sen. Dist.:.....1	Rep. Dist.:.....11	FAR: 0.01	Building Value: \$379,938
% in Floodplain: .....25%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$550,550	
Frontage: .....CR 2181 D		Total Market Value: \$930,488	
Utilities:	Electricity, Telephone, Water		
Surrounding Uses:	Vacant, Residential, Cemetery		
Current Use:	Recreational Area		
Highest and Best Use:	Recreational Area		
Agency Projected Use:	Recreational Area		

The Texas Parks and Wildlife Department utilizes this site as a state recreation area offering camping, hiking, nature study, water sports and wildlife habitat. It is located on FM 1716, about four miles south of Tatum. The site is improved with fifteen buildings including a park headquarters, ranger residences, comfort stations, a boat ramp and fishing pier. Surrounding land use includes vacant, residential and a cemetery.

This park provides the only public access to Martin Creek Lake, a man-made lake used for electric power generation cooling plant built by the Texas Utilities Generating Company. The Rusk County economy is based upon oil production, timber, agribusiness and tourism. The appraisal indicates highest and best use is to continue in the present use utilizing park improvements. The deed restriction precludes any other use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

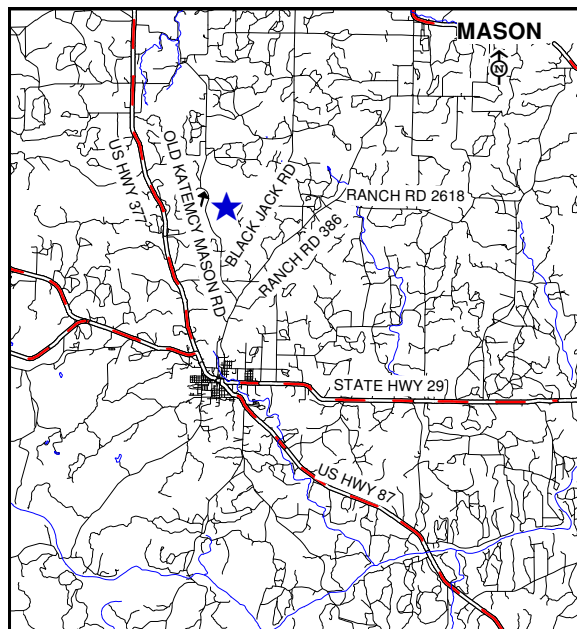
Mason Mountain WMA

Location:

Black Jack Rd, Mason, Mason County, Texas

Legal Description:

Vol 134 Pgs 115 - 129 Mason County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Restricted Use*Easements:* Utility

Location Map

Appraisal Date: ...1/24/2006	Acres: 5,300.79	Bldgs.: .....11	Bldg. Area: 20,314 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: 0.01	Building Value: \$329,600
% in Floodplain: .....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$6,626,000	
Frontage: .....Black Jack Rd, Old Mason Rd		Total Market Value: \$6,955,600	
Utilities: .....Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: .....Agricultural			
Current Use: .....Wildlife Management Area			
Highest and Best Use: .....Wildlife Management Area			
Agency Projected Use: .....Wildlife Management Area			

The Texas Parks and Wildlife Department uses this site located about five miles north of Mason as a wildlife management area. It is located on a county maintained road, Black Jack Rd. The site has eleven buildings including a residence. Surrounding land use is primarily agricultural, rangeland and ranching. There is a deed restrictive use requiring a wildlife management area.

The appraisal indicates highest and best use is to continue in the present use. Mason County is primarily farming and ranching oriented. There is very little commercial or industrial activity in the city of Mason.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Matador WMA

Location:

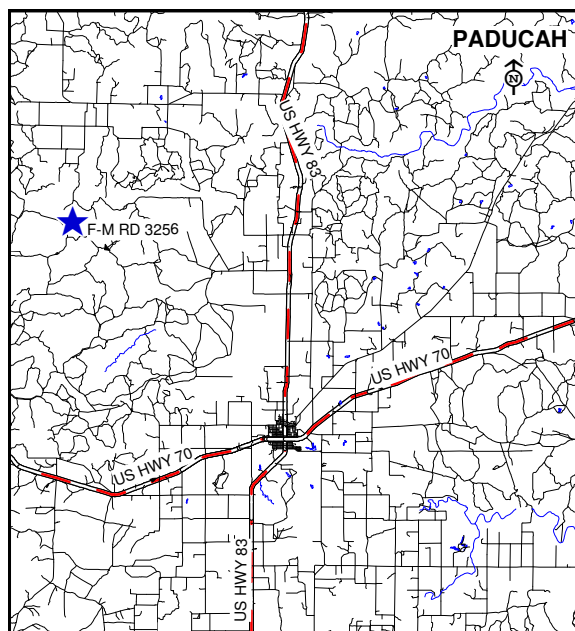
FM 3256, Paducah, Cottle County, Texas

Legal Description:

Vol 82 Pg 753 Cottle County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: ROW



Location Map

Appraisal Date: ...2/28/2006	Acres: ....28,183.93	Bldgs.: .....9	Bldg. Area: 14,495 sq.ft.
Sen. Dist.:....28	Rep. Dist.:....68	FAR: 0.01	Building Value: \$0
% in Floodplain: ....5%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned			Land Value:.....\$10,569,000
Frontage: .....FM 3256			Total Market Value: \$10,569,000
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Rangeland, Agricultural		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department uses this site north of Paducah as a wildlife management area. Desert mule deer, white-tailed deer, feral hog, quail, morning dove, coyote and rabbit can be found on the property. Improvements include a headquarters office, three residences and outbuildings. Surrounding land use is rangeland and mixed farming/rangeland. The appraiser valued the site as a whole and did not assign individual values for buildings and land.

The appraisal indicates highest and best use is to continue in the present use. At present there is a livestock grazing lease in place to an individual by TPWD. The economy of Cottle County is based primarily upon agriculture with a minor interest in recreational hunting, and scattered oil and gas production.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

McGillivray & Leona McKie Muse
WMA**Location:**

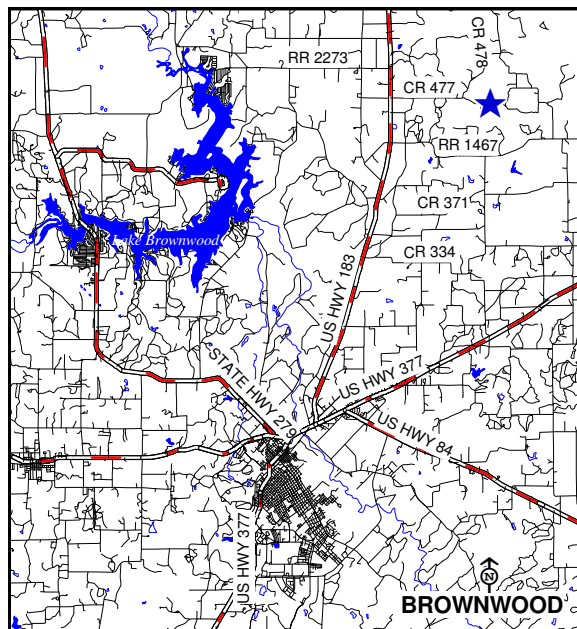
CR 478, Brownwood, Brown County, Texas

Legal Description:

Instrument No. 8453 Brown County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: 10/27/2005	Acres: 1,972.50	Bldgs.: 0	Bldg. Area: 0 sq.ft.
Sen. Dist.: 24	Rep. Dist.: 60	FAR: 0.0	Building Value: \$0
% in Floodplain: 16%	Slope: Level		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$2,500,000	
Frontage: CR 478, CR477		Total Market Value: \$2,500,000	
Utilities:	Electricity, Telephone		
Surrounding Uses:	Ranching, Recreational, Residential		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

This is a wildlife management area gifted to Texas Parks and Wildlife Department in December 2000, by McGillivray and Leona McKie Muse for specific use as a wildlife habitat. It is unimproved with only electricity and telephone service available. Surrounding land use includes ranching, recreational and residential.

In light of the deed restriction precluding any other use than a wildlife management area, the highest and best use is concurrent with the present use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Meridian State Park

Location:

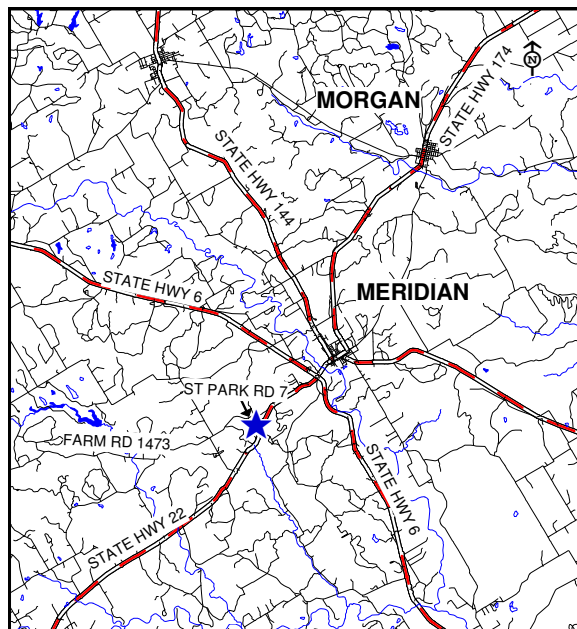
Hwy 22 and FM 1473, Meridian, Bosque County,
Texas

Legal Description:**Encumbrances**

Physical: Environmental Hazard

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/26/2005	Acres: 505.37	Bldgs.: .....28	Bldg. Area: 13,374 sq.ft.
Sen. Dist.:.....22	Rep. Dist.:.....58	FAR: 0.01	Building Value: \$225,000
% in Floodplain: .....9%	Slope: .....Steep		Improvement Value: \$0
Zoning: .....Unzoned			Land Value: \$935,000
Frontage: .....Hwy 22, FM 1473			Total Market Value: \$1,160,000
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Ranching		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department operates this site as a state park offering camping, picnicking, hiking, nature study and water sports. It is located about two miles west of Meridian on the north side of Hwy 22 and is improved with 28 structures. The park has been identified as a Civilian Conservation Commission park and therefore has historical significance. The park is also a nesting area for the Golden Cheeked Warbler, and is considered habitat for other federally protected endangered species such as the Black Capped Vireo. Surrounding land use is primarily ranchland.

Bosque County has shown an increase in real estate activity recently because it is within commuting distance from the Dallas/Fort Worth employment area. Due to the presence of historical structures and endangered species the appraiser determined the highest and best use is to continue in the present use. The GLO agrees with this determination.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Mission Tejas State Historic Park

Location:

Hwy 21 at Park Rd 44, Grapeland, Houston County, Texas

Legal Description:

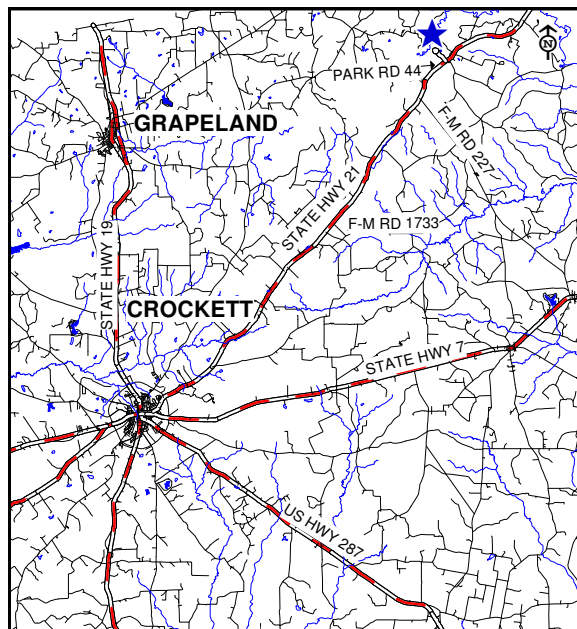
V 164 P 543 V 166 P 141 V 200 P 533 V 170 P 367 V 952 P 49 Houston County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Reversion Clause

Easements: Utility



Location Map

Appraisal Date: 12/14/2005	Acres: 659.84	Bldgs.: .....12	Bldg. Area: 7,939 sq.ft.
Sen. Dist.: .....5	Rep. Dist.: .....11	FAR: 0.01	Building Value: \$195,797
% in Floodplain: .....17%	Slope: Steep		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$2,111,000	
Frontage: Hwy 21, Park Rd 44		Total Market Value: \$2,306,797	
Utilities:	Electricity, Telephone, Water		
Surrounding Uses:	Residential, Rangeland, Woodlands		
Current Use:	State Historical Park		
Highest and Best Use:	State Historical Park		
Agency Projected Use:	State Historical Park		

The Texas Parks and Wildlife Department administers this site as a state historical park and recreation facility with camping areas, fishing, nature trails and picnicking facilities. It is the original site of a Spanish mission used to monitor the French presence in Louisiana near the east Texas border in 1690. There are twelve buildings to include the mission site, the Rice log cabin, park headquarters, residence, garage, pavilion, restrooms and sheds. Approximately 112 acres is in a flood hazard area and may be considered wetlands. It is possible that endangered or threatened plant and/or animal species may be located on the site. Surrounding land use is residential, rangeland and woodland.

Due to the historical significance of the site, the appraiser indicates highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Monument Hill/Krieshe Brewery
Historic Site**Location:**

414 State Loop 92, La Grange, Fayette County,
Texas

Legal Description:

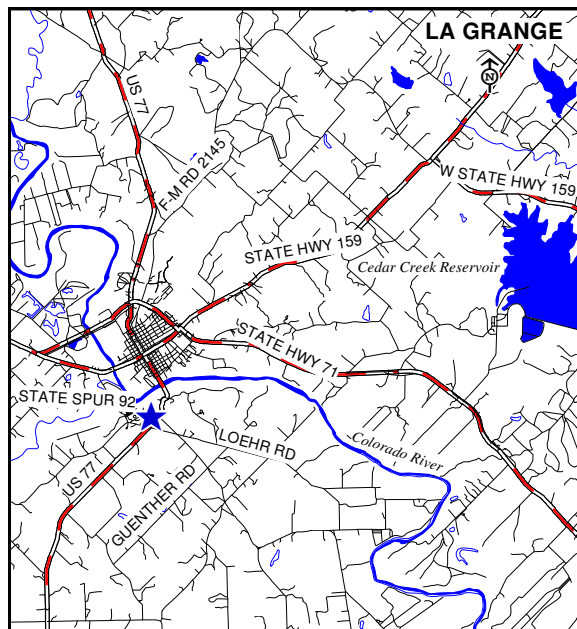
Vol 289 Pg 289 Vol 501 Pg 591 Fayette County Deed
Records

Encumbrances

Physical: Cemetery on the Property

Legal: Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: 11/21/2005	Acres: 40.40	Bldgs.: 11	Bldg. Area: 13,862 sq.ft.
Sen. Dist.: 18	Rep. Dist.: 17	FAR: 0.01	Building Value: \$283,145
% in Floodplain: 0%	Slope: Moderate		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$200,000	
Frontage: State Loop 92		Total Market Value: \$483,145	
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Residential, Vacant		
Current Use:	Historic Site/State Park		
Highest and Best Use:	Historic Site/State Park		
Agency Projected Use:	Historic Site/State Park		

This site located south of La Grange plays two significant roles in Texas history. Monument Hill is the site where 52 Republic of Texas volunteer soldiers were buried after the Battle of Salado Creek with Mexican forces in 1842. Then later in 1849, the first commercial brewery in Texas was established at this location. The site is now improved with eleven buildings including the Kreische house, smokehouse and brewery remains. Surrounding land use is residential and vacant.

Due to the historic nature of the site, the appraiser determined highest and best use is to continue in the present use.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Mother Neff State Park

Location:

Northwest Corner of SH 236 and Leon River,
Gatesville, Coryell County, Texas

Legal Description:

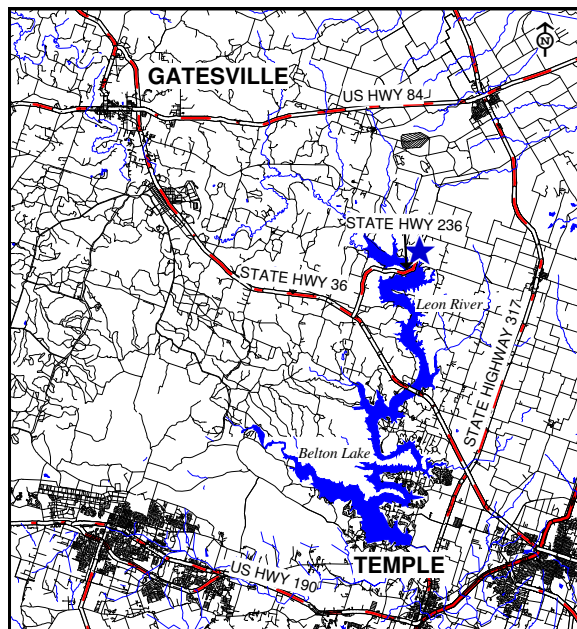
Vol 122 Pg 485 Vol 137 Pg 17 Coryell County Deed
Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...1/25/2006	Acres: 259.00	Bldgs.: .....11	Bldg. Area: 10,805 sq.ft.
Sen. Dist.:.....22	Rep. Dist.:.....59	FAR: 0.01	Building Value: \$145,000
% in Floodplain: .....20%	Slope: .....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$440,000	
Frontage: .....SH 236		Total Market Value: \$585,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Ranching, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

Mother Neff State Park is located north of Temple on SH 236. The Texas Parks and Wildlife Department uses this land as a historical state park. It has the distinction of being the first state park in Texas. It is reported to have endangered wildlife habitat such as the Golden Cheek Warbler. Site improvements consist of eleven buildings with park-related uses. Surrounding land uses are ranching and rural home sites. Approximately 50 acres lie in a flood zone area.

The appraisal indicates highest and best use is to continue in the present use as a historical state park. The deed reserves mineral rights and a restriction stipulating use as a state park.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Mustang Island State Park

Location:

17047 Hwy 361/Old Park Rd 53, Port Aransas,
Nueces County, Texas

Legal Description:

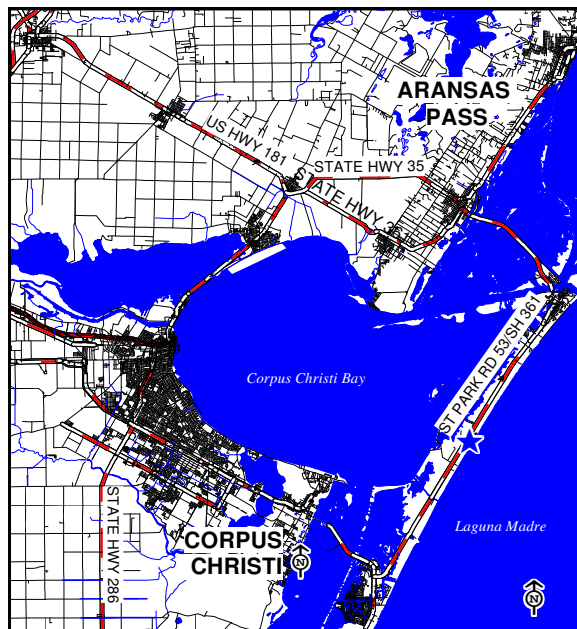
Vol 1447 Pg 769 Vol 1704 Pg 723 Nueces County
Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 12/19/2005 **Acres:** 3,843.36

Sen. Dist.:.....20 **Rep. Dist.:**.....32 **FAR:** 0.01

% in Floodplain:100% **Slope:**Moderate

Zoning:Unzoned

Frontage:SH 361/Old Park Rd 53

Utilities:Electricity, Telephone, Water

Surrounding Uses:Recreational, Vacant

Current Use:State Park

Highest and Best Use:State Park

Agency Projected Use:State Park

Bldgs.:7 **Bldg. Area:** 11,262 sq.ft.

Building Value: \$500,000

Improvement Value: \$0

Land Value: \$63,700,000

Total Market Value: \$64,200,000

The Texas Parks and Wildlife Department utilizes this property as a state park offering swimming, camping, picnicking, fishing, and a wildlife management area. It is located about 22 miles southeast of Corpus Christi and is improved with seven buildings. Mustang Island is one of a chain of barrier islands lying between the mainland and the Gulf of Mexico. It is named for the herds of wild horses that once thrived there. The island has a unique and complicated ecosystem and is classified as wetlands which limits development. Surrounding land use includes developed and undeveloped beach tracts.

The appraisal indicates highest and best use is to continue in the present use. The Corpus Christi area is in a stage of growth and development.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Nannie Stringfellow WMA

Location:

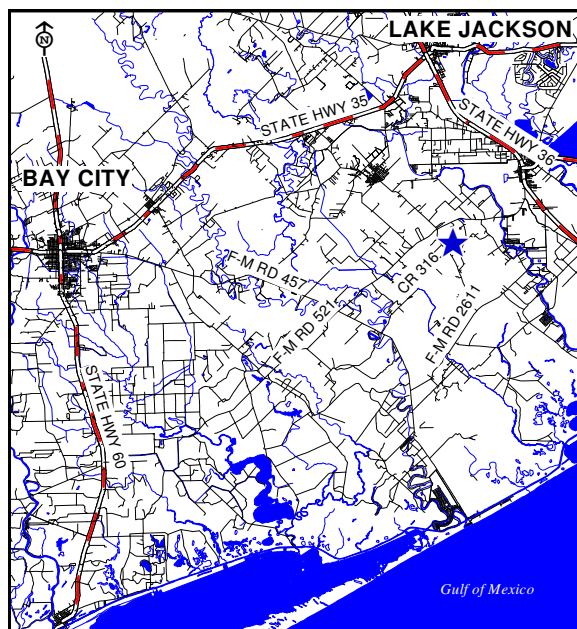
CR 316, Sweeny, Brazoria County, Texas

Legal Description:

Vol 2 Pg 135 Plat Records of Brazoria County

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...12/6/2005	Acres: 89.93	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....17	Rep. Dist.:.....25	FAR: 0.0	Building Value: \$0
% in Floodplain: .....100%	Slope:.....Level	Improvement Value:	\$0
Zoning: .....Unzoned	Land Value:	\$61,600	
Frontage: .....CR 316	Total Market Value:	\$61,600	
Utilities:	Electricity, Telephone		
Surrounding Uses:	Residential, Vacant		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department purchased this site between June 1998 through May 2003. This acquisition is in keeping with the Department's land acquisition master plan for wildlife management and birding. It is located about seven miles south of the community of Sweeny. The site is part of the mitigation bank with conservation easements in place. Additionally, it is designated as a Federal wetlands area and environmental restrictions are applicable. There are a number of endangered species occupying the site. It is unimproved and utilities are available but not in place. Surrounding land use is residential and vacant.

The highest and best use of the site is for wildlife management in light of the land use restrictions.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

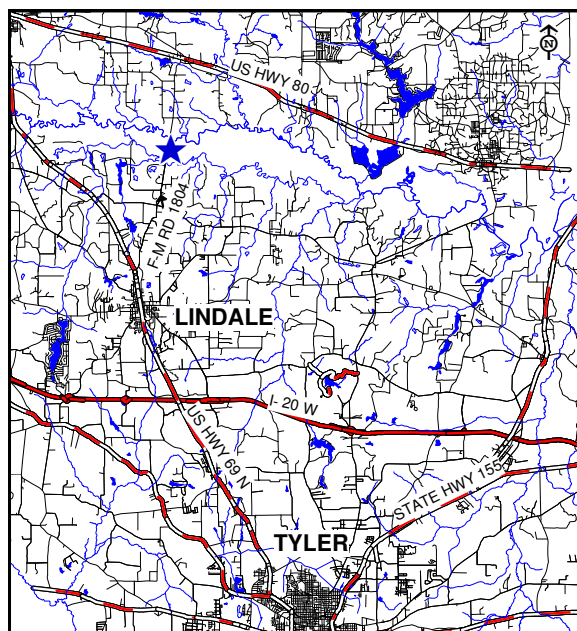
Old Sabine River Bottom WMA

Location:

CR 4106, Lindale, Smith Oaks County, Texas

Legal Description:

Jose M. Garcia Survey Abst 866 Smith County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: ...2/13/2006	Acres: 5,726.30	Bldgs.: .....2	Bldg. Area: 4,500 sq.ft.
Sen. Dist.: .....1	Rep. Dist.: .....7	FAR: 0.01	Building Value: \$159,000
% in Floodplain: .....95%	Slope: .....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$5,726,000	
Frontage: .....CR 4106		Total Market Value: \$5,885,000	
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Recreational, Woodlands		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department utilizes this site as a wildlife management area. It is located north of Tyler just outside of Lindale. The tract is encumbered with a power hi-voltage transmission line easement and three active producing oil wells. Over 95% of the tract is in a floodplain and there are two improvements. Surrounding land use includes the Sabine River on the north, agriculture, recreational and timberland.

Alternative use is severely limited because of the potential for flooding. Therefore, the appraiser indicated highest and best use is to continue in the present use as a wildlife management area. The GLO agrees with that determination.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

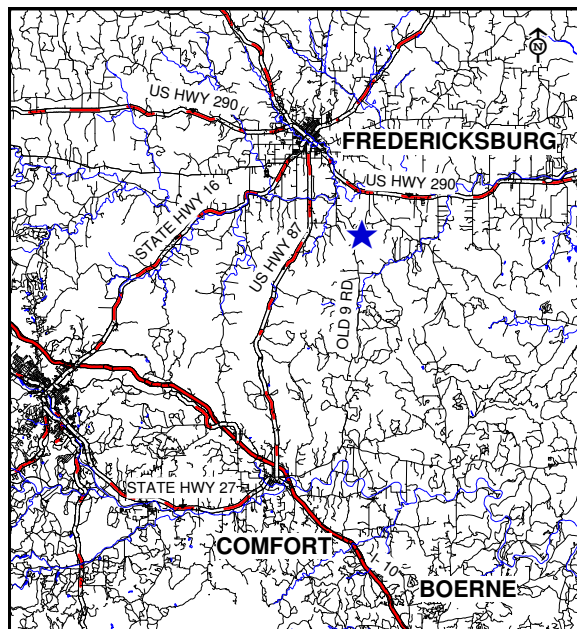
Old Tunnel WMA

Location:

Old 9 Rd, Comfort, Kendall County, Texas

Legal Description:

Vol 347 Pg 515 Kendall County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: ...1/26/2006	Acres: 16.12	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....25	Rep. Dist.:.....73	FAR: 0%	Building Value: \$0
% in Floodplain: .....0%	Slope:.....Level	Improvement Value:	\$24,290
Zoning: .....Unzoned	Land Value:		\$60,000
Frontage: .....Old 9 Rd, Alamo Rd	Total Market Value:		\$84,290
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Residential, Native Land		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department acquired a 10.5 acre site in December 1990 for use as a wildlife management area. Since the last reporting period, a second parcel of 5.62 acres was acquired in January 2001. The site is located in north Kendall County about 13 miles southeast of Fredericksburg and 13 miles northeast of Comfort. It is surrounded by Alamo Springs Subdivision and native rangeland. The site has no improvements, only perimeter fencing.

The appraisal indicates highest and best use is to continue in the present use. A study has reportedly been prepared on the property indicating environmentally sensitive features. Virgin cedar woodlands, which provide nesting habitats for the endangered Golden Cheeked Warbler, as well as warbler sitings, are present. Also, a colony of Mexican free-tailed bats utilizes the abandoned railroad tunnel as a roosting site from spring to fall.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

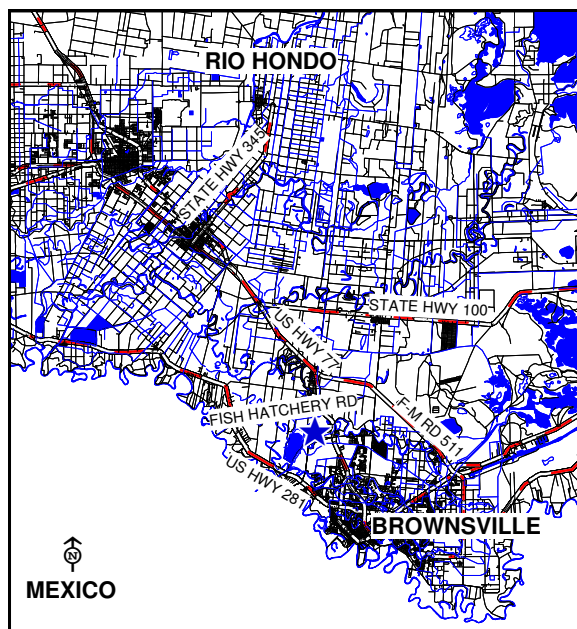
Olmito State Fish Hatchery

Location:

95 Fish Hatchery Rd, Olmito, Cameron County, Texas

Legal Description:Vol 191 Pg 414 Vol 561 Pg 410 Cameron County
Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...1/24/2006	Acres: 28.95	Bldgs.: .....5	Bldg. Area: 7,622 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....38	FAR: 0.01	Building Value: \$47,000
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$333,000	
Frontage: .....Fish Hatchery Rd		Total Market Value: \$380,000	
Utilities:	Electricity, Gas, Telephone, Water, Septic Tank		
Surrounding Uses:	Residential, Agricultural		
Current Use:	Fish Hatchery and Offices		
Highest and Best Use:	Fish Hatchery and Offices		
Agency Projected Use:	Fish Hatchery and Offices		

The Texas Parks and Wildlife Department retains this site on the northern edge of Brownsville as the Olmito Fisheries Lab. At this time, the uses include a 5.95-acre parcel for a Coastal Fisheries Field Station, boat storage, and offices for biologists and game wardens serving the lower Laguna Madre and Gulf of Mexico region. Twenty-three acres are for old fish hatchery ponds. The site is improved with five buildings and surrounding land use is rural residential, farmland and native pasture.

The appraisal findings conclude the present use as improved for a headquarters and field station is the highest and best use. This property is within Brownsville's ETJ and modest growth is occurring nearby.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Palmetto State Park

Location:

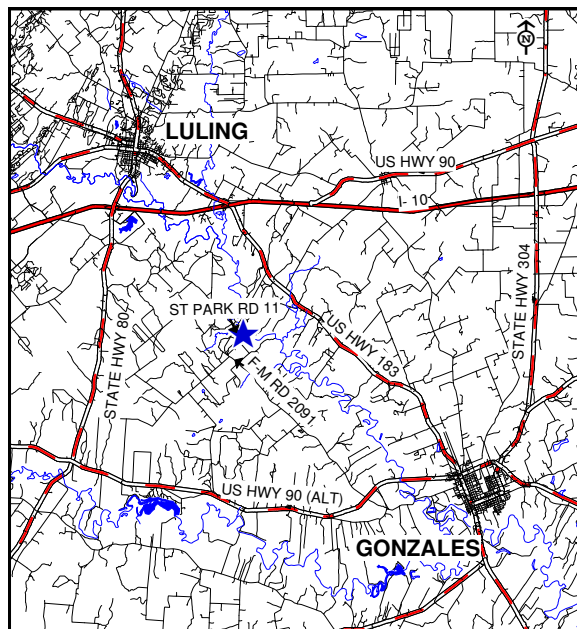
78 Park Rd 11 South, Ottine, Gonzales County, Texas

Legal Description:

Vol 172 Pg 473 Vol 173 Pg 107 Vol 177 Pg 596 Vol 410 Pg 405 Vol 422 Pg 684 Gonzales County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: .....1/5/2006	Acres: 282.60	Bldgs.: .....6	Bldg. Area: 9,408 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....44	FAR: 0.01	Building Value: \$262,000
% in Floodplain: .....100%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$523,000	
Frontage: .....Park Rd 11 South		Total Market Value: \$785,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Recreational, Residential, Vacant		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department operates this site known as Palmetto State Park as a recreation area. It is located between Gonzales and Luling near the community of Ottine, and was once known as the Ottine Swamp. Activities include picnicking, camping, water sports, fishing, hiking and nature study. Approximately 154.71 acres of the park have a reversion clause precluding any other use than a state park. There are no endangered species inhabiting the area although the site is considered a unique biological and botanical site. On an average of once every three years the park floods temporarily. Surrounding land use includes vacant land which was once the Warm Springs Rehabilitation Center, agriculture, recreational and residential.

The appraisal indicates highest and best use is to continue in the present use. Alternative use would be difficult because of the deed restriction on over half of the park and due to the flood consideration.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Palo Duro Canyon State Park

Location:

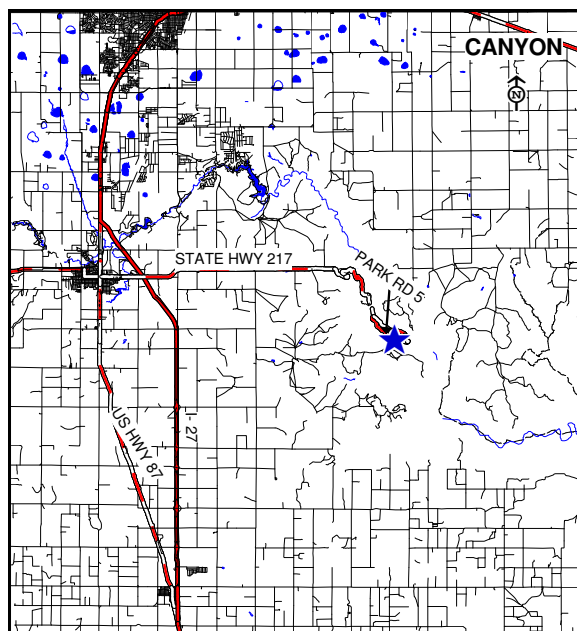
11450 Park Rd 5, Canyon, Randall County, Texas

Legal Description:

Vol 69 Pg 347 Vol 548 Pg 447 Vol 507 Pg 210 Randall County Deed Records

Encumbrances**Physical:** Topography**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date:3/1/2006 **Acres:**26,275.00**Sen. Dist.:**.....31 **Rep. Dist.:**.....86 **FAR:** 0.01**% in Floodplain:**5% **Slope:**.....Steep**Zoning:**Unzoned**Frontage:**Park Rd 5**Utilities:**Electricity, Telephone, Water, Septic Tank**Surrounding Uses:**Ranching, Commercial**Current Use:**State Park**Highest and Best Use:**State Park**Agency Projected Use:**State Park**Bldgs.:**43 **Bldg. Area:** 48,798 sq.ft.**Building Value:** \$1,250,000**Improvement Value:** \$0**Land Value:** \$11,780,000**Total Market Value:** \$13,030,000

TPWD operates this as a state park located southeast of Amarillo with camping, hiking, nature study and beautiful scenery. Several miles long and averaging 700 feet in depth, the canyon is a boundary between the Southern Plains and the Rolling Plains of North Central Texas. In 1874, what many consider the last major Indian battle in Texas was fought near the southeast corner of the park. The park is improved with 43 buildings for park related activities. Endangered species inhabit the park. Surrounding land is used for ranching with a few scattered commercial sites.

The appraisal indicates highest and best use is to continue in the present use. It is felt that further development of the site could cause damage to the ecosystem and is not recommended.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Peach Point WMA

Location:

Hwy 36, just south of the community, Jones Creek,
Brazoria County, Texas

Legal Description:

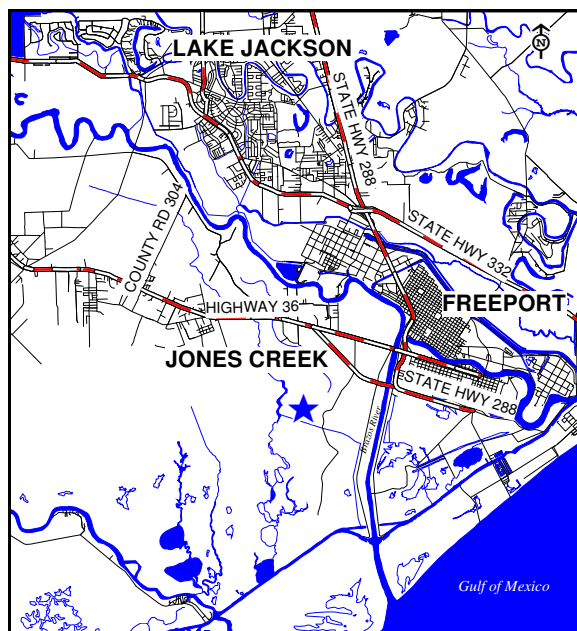
Vol 125 Pg 717 Brazoria County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...12/6/2005	Acres: ....13,776.96	Bldgs.: .....10	Bldg. Area: 12,497 sq.ft.
Sen. Dist.:....17	Rep. Dist.:....25	FAR: 0.01	Building Value: \$158,000
% in Floodplain: ....80%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$8,252,000	
Frontage: .....Hwy 36		Total Market Value: \$8,410,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Residential, Commercial, Industrial, Agricultural		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department operates this site as a wildlife management area. It occupies a portion of the former Peach Point Plantation, home of Stephen F. Austin's sister, in Texas colonial days. It is predominantly a fresh and saltwater marsh providing wetland habitat for wintering waterfowl. It is located about five miles west of Freeport and is improved with ten buildings. Surrounding land use is residential, commercial, industrial and agricultural tracts. This tract falls under the Federal Wetlands Protection Act and protects endangered species habitat. The acreage increase since the time of last reporting is due to land exchange activity.

The appraisal indicates highest and best use is to continue in the present use. It is far removed from development since other large acreage parcels exist that have better access and less wetlands.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Pedernales Falls State Park

Location:

Intersection of FM 2766 and FM 3232, Johnson City,
Blanco County, Texas

Legal Description:

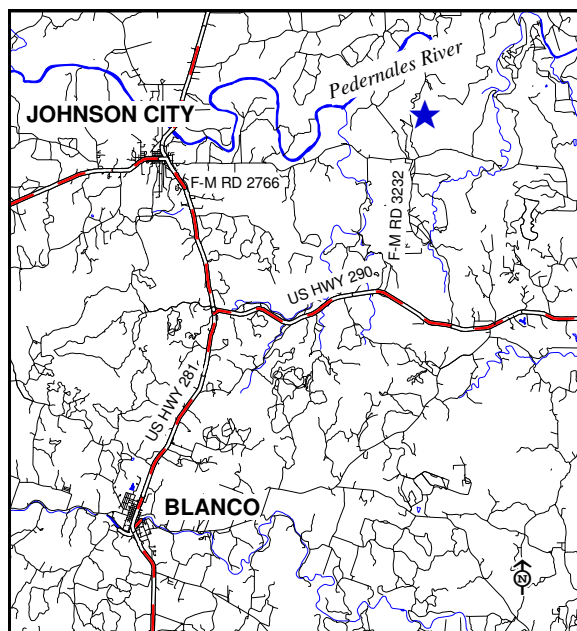
Vol 78 Pg 657 Vol 140 Pg 501 Blanco County Deed
Records

Encumbrances

Physical: Topography

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: .....3/8/2006	Acres: 5,211.75	Bldgs.: .....20	Bldg. Area: 20,326 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....45	FAR: 0.01	Building Value: \$1,800,000
% in Floodplain: .....0%	Slope: .....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$17,700,000	
Frontage: .....FM 2766, FM 3232		Total Market Value: \$19,500,000	
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Ranching, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department uses this site about nine miles east of Johnson City as a park and recreational area. It offers camping, picnicking, hiking, water activities and nature study. Improvements consist of 20 buildings including a residence, barns, restrooms, and a headquarters. Surrounding land use is recreational ranching and residential.

The appraisal indicates highest and best use is to continue in the present use. Even though this is a highly desirable area for residential development, the site has been identified with an endangered species, the Golden-Cheeked Warbler. TPWD will initiate action to permit the tract through the FWS for use as an endangered species mitigation bank or conservation bank.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Perry R Bass Marine Fisheries
Research Station**Location:**

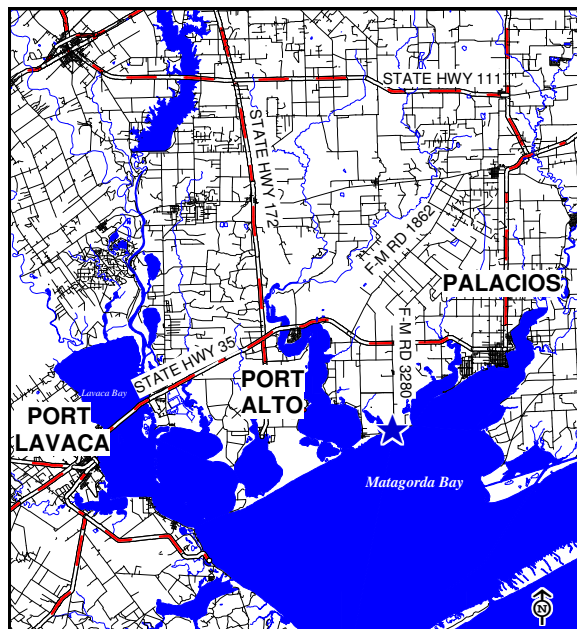
FM 3280, Palacios, Calhoun County, Texas

Legal Description:

Vol 231 Pg 555 Calhoun County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...10/5/2005	Acres: 40.00	Bldgs.: .....9	Bldg. Area: 16,827 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....29	FAR: 0.01	Building Value: \$475,000
% in Floodplain: .....90%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$173,000	
Frontage: .....FM 3280		Total Market Value: \$648,000	
Utilities:	Electricity, Telephone, Water		
Surrounding Uses:	Native Land, Rangeland		
Current Use:	Marine Research Station		
Highest and Best Use:	Marine Research Station		
Agency Projected Use:	Marine Research Station		

The Texas Parks and Wildlife Department uses this site as a marine field laboratory and aquaculture research facility. It is located eight miles southwest of Palacios on FM 3280. The improvements consist of nine buildings including residences, an office, wet laboratory and shops. There is a pond system, pond water distribution system (salt and fresh), sewage treatment system and infrastructure. Surrounding land use is pasture and rangeland.

The appraisal indicates highest and best use is to continue in the present use. This land is classified as Federally protected wetlands. The US Army Corps of Engineers issues permits for certain types of site development but they are very limited. Demand for small to medium acreage tracts in Calhoun County is low to moderate. Very few residences are located in the immediate area of the site.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Playa Lakes WMA Dimmitt Unit

Location:

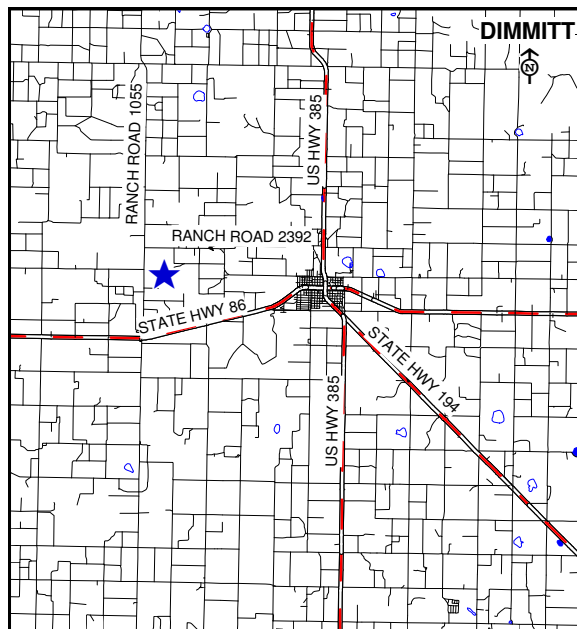
FM 1055, Dimmitt, Castro County, Texas

Legal Description:

Vol 200 Pg 758 Castro County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: .....3/1/2006	Acres: 420.00	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....28	Rep. Dist.:.....88	FAR: 0.0	Building Value: \$0
% in Floodplain: .....5%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value:	\$136,500
Frontage: .....FM 1055		Total Market Value:	\$136,500
Utilities:	Electricity, Telephone, Septic Tank		
Surrounding Uses:	Ranching, Agricultural, Residential		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department uses this site as a wildlife management area. It is located about five miles west of Dimmitt via access from FM 1055. No floodplain information has been published for Castro County, but it is assumed there is a small part of the south end susceptible to flooding since it is near Playa Lake. There are no improvements and surrounding land use is primarily farming, ranching, and residential.

The appraisal indicates highest and best use is to continue in the present use. Development of the tract is hindered due to governmental and environmental restraints for wetlands tracts and endangered species habitat. Agriculture and ranching are the primary industries for Castro County. Sales activity in Dimmitt has been slow and no change is expected.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Playa Lakes/Taylor Lakes WMA

Location:

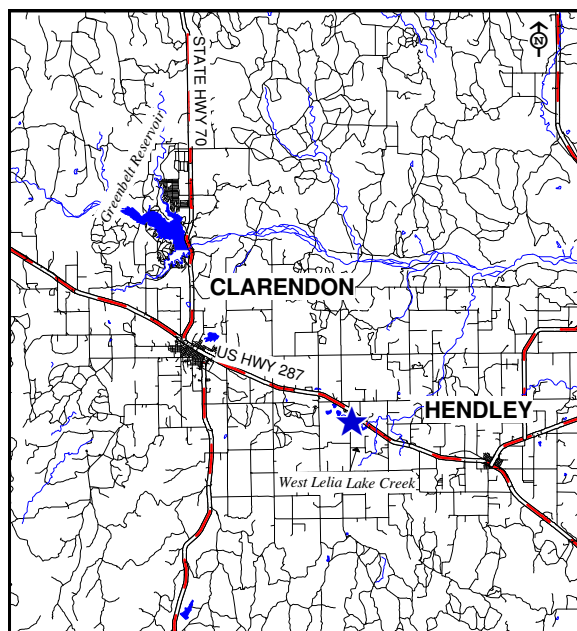
South of Hwy 287, Clarendon, Donley County, Texas

Legal Description:

Vol 019 Pg 565 Donley County Deed Records

Encumbrances**Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: .....3/1/2006	Acres: 529.95	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....28	Rep. Dist.:.....88	FAR: 0.01	Building Value: \$0
% in Floodplain: .....0%	Slope:.....Level	Improvement Value:	\$0
Zoning: .....Unzoned	Land Value:	\$238,500	
Frontage: .....Hwy 287	Total Market Value:	\$238,500	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Agricultural, Residential		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department uses this site as a wildlife management area. It is located just south of Hwy 287, southeast of the city of Clarendon and is unimproved. Surrounding land use is primarily agricultural and some residential.

The appraisal indicates highest and best use is to continue in the present use. The location near Playa Lakes makes the site an ideal spot for wildlife habitat.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Port Isabel Lighthouse Historic Structure

Location:

Hwy 100 and Tarnava St, Port Isabel, Cameron County, Texas

Legal Description:

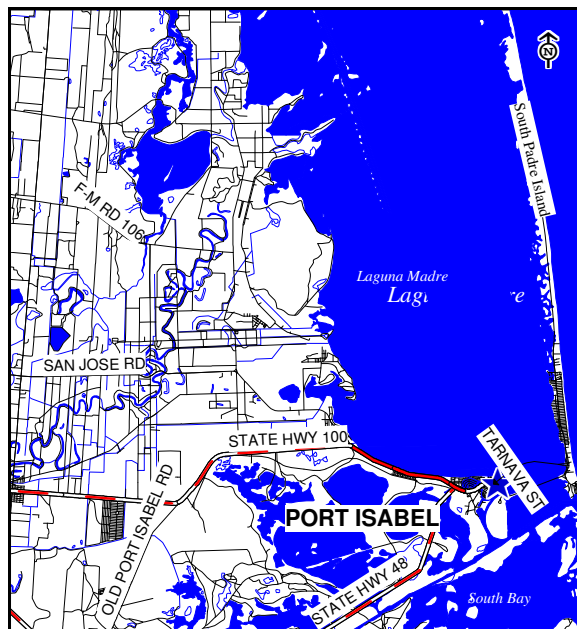
Vol 508 Pg 402 Cameron County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...2/21/2006	Acres: 0.83	Bldgs.: .....2	Bldg. Area: 1,537 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....37	FAR: 0.01	Building Value: \$75,000
% in Floodplain:.....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$325,000	
Frontage: .....Hwy 100, Tarnarva St		Total Market Value: \$400,000	
Utilities:	Electricity, Telephone, Water		
Surrounding Uses:	Commercial		
Current Use:	Historic Site		
Highest and Best Use:	Historic Site		
Agency Projected Use:	Historic Site		

The Texas Parks and Wildlife Department retains Port Isabel Lighthouse site as a state historic structure. It is located on the north side of Hwy 100 just before the causeway from Port Isabel to South Padre Island. It was built in 1851 as a navigational tool for shipping through Brazos Santiago Pass. As marine traffic through the pass declined, the lighthouse became less important for navigation, however it is still an important historical site to Texas history. The City of Port Isabel donated an additional 0.276 acres to the state where a visitor's center has been built, increasing the building number to two. Surrounding land use is commercial and retail development.

Due to the historical significance of the site, the appraiser indicates highest and best use is to continue in the present use. GLO agrees with that determination.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

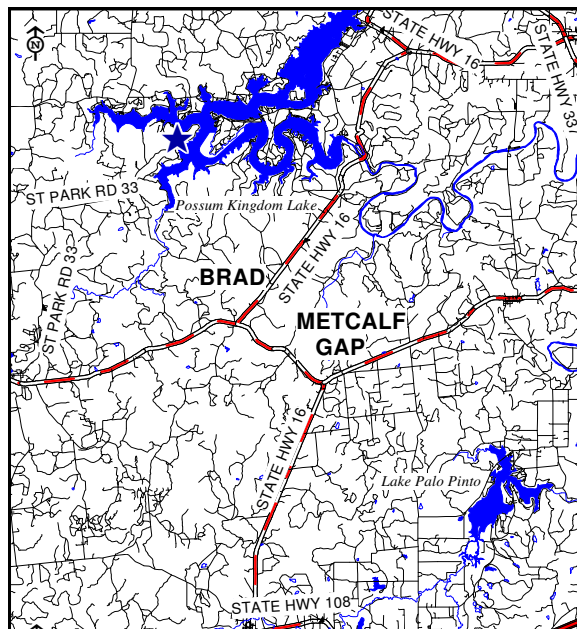
Possum Kingdom State Fish Hatchery

Location:

Park Rd 33, Brad, Palo Pinto County, Texas

Legal Description:

Vol 215 Pg 186 Palo Pinto County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: .....2/2/2006	Acres: 102.86	Bldgs.: .....14	Bldg. Area: 33,167 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....60	FAR: 0.01	Building Value: \$2,059,853
% in Floodplain: .....10%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned			Land Value: \$149,000
Frontage: .....Park Rd 33			Total Market Value: \$2,208,853
Utilities:	Electricity, Telephone, Water, Septic Tank		
Surrounding Uses:	Agricultural, Ranching, Residential		
Current Use:	Fish Hatchery		
Highest and Best Use:	Fish Hatchery		
Agency Projected Use:	Fish Hatchery		

Possum Kingdom Fish Hatchery is located on the Brazos River just south of the Morris Sheppard Dam in Palo Pinto County. It was established as a state fish hatchery for the purpose of supplying and stocking the States rivers, streams and lakes. Improvements include three residences and various other building improvements, all of which are used in hatchery operations. Surrounding land use is agricultural, associated with ranching and hay production, and recreational home sites.

The appraisal indicates highest and best use is to continue in the present use. It is considered fully developed for fish hatchery operations. Palo Pinto County is located about 75 miles west of Fort Worth. The economy is based on petroleum, agribusiness, manufacturing and tourism. The most development is occurring around Mineral Wells on the eastern side of the county.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

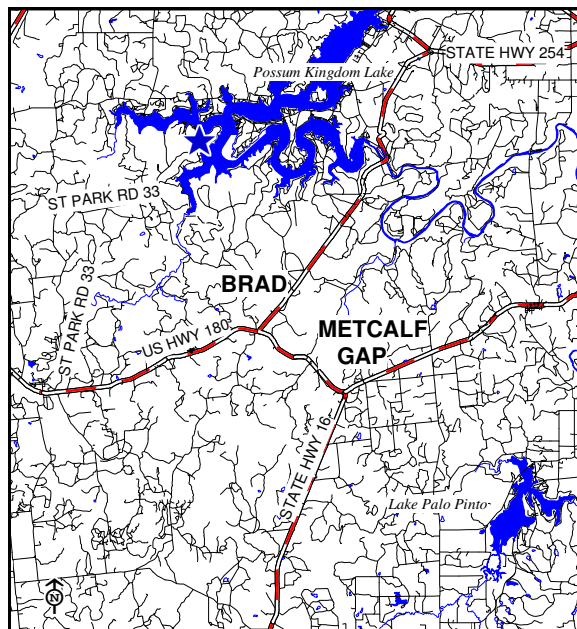
Possum Kingdom State Recreation Area

Location:

Park Rd 33, Breckenridge, Palo Pinto County, Texas

Legal Description:

Vol 443 Pg 381 Palo Pinto County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Restricted Use*Easements:* Utility

Location Map

Appraisal Date: ...1/26/2006	Acres: 1,528.67	Bldgs.: .....21	Bldg. Area: 14,440 sq.ft.
Sen. Dist.:.....30	Rep. Dist.:.....60	FAR: 0.01	Building Value: \$491,462
% in Floodplain: .....0%	Slope: Steep		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$1,070,000	
Frontage: Park Rd 33		Total Market Value: \$1,561,462	
Utilities: Electricity, Telephone, Water, Water Well, Septic Tank			
Surrounding Uses: Vacant, Residential			
Current Use: State Park			
Highest and Best Use: State Park			
Agency Projected Use: State Park			

Possum Kingdom SRA is one of the most popular parks in North Central Texas. The lake frontage affords water sports, and the park offers nature trails, remote camping, picnicking and hiking. It is located just northeast of Breckenridge and is improved with 21 buildings. Surrounding land use is vacant rangeland and residential lake development.

The deed stipulates several clauses regarding minerals, perpetual access to the adjoining land owner, and the operation of Morris Sheppard Reservoir in Palo Pinto and adjacent counties by the Brazos River Authority. The highest and best use then is to continue as a state park.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

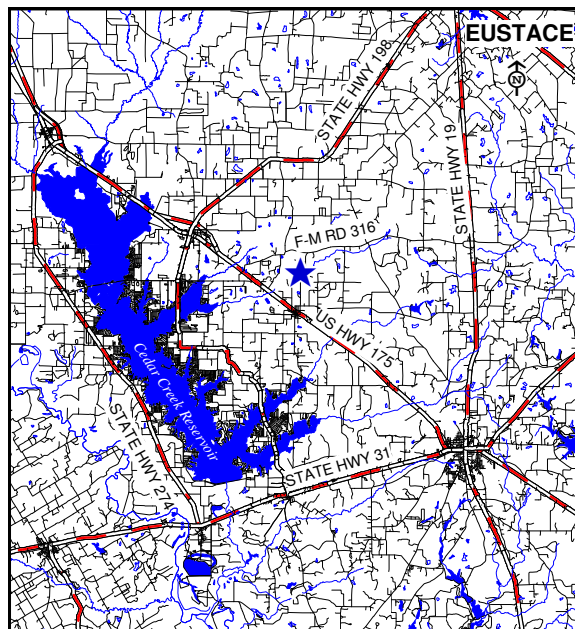
Purtis Creek State Recreation Area

Location:

FM 316, Eustace, Van Zandt County, Texas

Legal Description:Vol 1037 Pg 203 Vol 1059 Pg 361 Vol 1080 Pg 326
Van Zandt County Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: .....2/1/2006	Acres: 1,582.44	Bldgs.: .....6	Bldg. Area: 5,954 sq.ft.
Sen. Dist.:.....3	Rep. Dist.:.....4	FAR: 0.01	Building Value: \$809,000
% in Floodplain: .....10%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$2,136,000	
Frontage: .....FM 316		Total Market Value: \$2,945,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Residential, Woodlands, Rangeland		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department maintains this state park, located 3 miles north of Eustace on the border of Van Zandt and Henderson counties, specifically for recreational fishing. The 355-acre lake was designed and built for the fisherman. It is stocked with catfish, crappie, and bluegill that may be caught and kept. However, the large mouth black bass, the primary focus of the lake, are only caught and released. The site is also a wildlife habitat and home for many species of birds. The site is improved with six structures as well as piers, restrooms, camping areas, etc. Surrounding land use is residential, woodlands and rangeland.

The appraisal indicates that the current use as a recreational state park is the highest and best use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

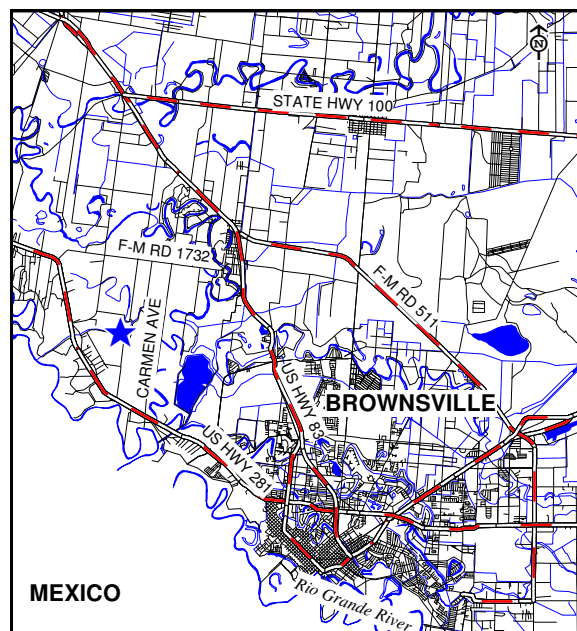
Resaca De La Palma State Park

Location:

FM 1732, Brownsville, Cameron County, Texas

Legal Description:Vol 1106 Pg 560 Vol 1421 Pg 255 Cameron County
Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: .....2/3/2006	Acres: 1,200.93	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....38	FAR: 0.0	Building Value: \$0
% in Floodplain: .....10%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$2,900,000	
Frontage: .....FM 1732, Hwy 281		Total Market Value: \$2,900,000	
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Agricultural, Residential		
Current Use:	World Birding Center		
Highest and Best Use:	World Birding Center		
Agency Projected Use:	World Birding Center		

TPWD uses this site about seven miles northwest of Brownsville as a state park. It is part of the Lower Rio Grande Valley National Wildlife Refuge effort by federal, state and private wildlife agencies. It is undeveloped at this time. Numerous rare and protected species inhabit the tract and a portion is in the 100-year floodplain. Surrounding land use is primarily farmland and rural residential.

The appraisal indicates highest and best use is to continue in the present use. The Resaca de la Palma State Park and Brasil Unit have been combined into this birding center as part of the Birding Branch master plan which accounts for the increase in acreage. The park is currently undergoing development with completion estimated in late 2006.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Richland Creek WMA

Location:

Hwy 287 and FM 488, Corsicana, Freestone County,
Texas

Legal Description:

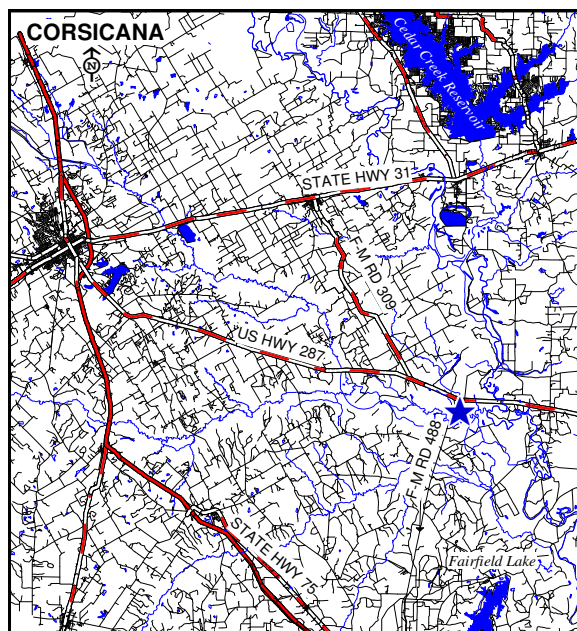
Vol 757 Pg 318 Vol 810 Pg 116 Freestone County
Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: 12/14/2005	Acres: .....13,819.16	Bldgs.: .....5	Bldg. Area: 6,348 sq.ft.
Sen. Dist.:.....22	Rep. Dist.:.....8	FAR: 0.01	Building Value: \$70,000
% in Floodplain: .....95%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$6,360,000	
Frontage: .....Hwy 287, FM 488		Total Market Value: \$6,430,000	
Utilities:			Electricity
Surrounding Uses:			Agricultural, Woodlands
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department uses this site, located midway between Corsicana and Palestine, as the Richland Creek Wildlife Management Area. Agricultural timberland, pastureland and cropland surround the site, with the Richland-Chambers Reservoir and the Trinity River to the east. The site is improved with five structures. The land is deed restricted to use as a wildlife management area and approximately 95% lies in the floodplain.

The appraisal indicates highest and best use is to continue in the present use in light of the deed restriction and flood plain designation. GLO agrees with that determination.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Rockport Maintenance Site Annex

Location:

1307 South Bronte St, Rockport, Aransas County,
Texas

Legal Description:

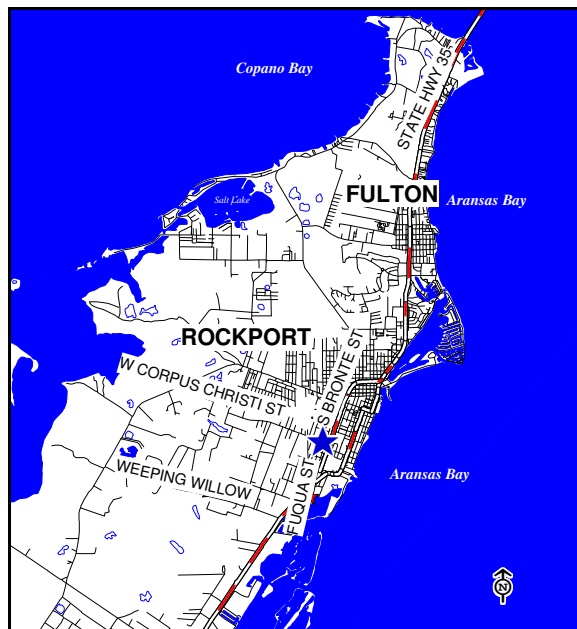
Vol E Pg 272 Aransas County Deed Records

Encumbrances

Physical: None

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...1/25/2006	Acres: 2.41	Bldgs.: .....4	Bldg. Area: 9,824 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....32	FAR: 0.09	Building Value: \$68,000
% in Floodplain:.....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Industrial		Land Value: \$168,000	
Frontage: .....South Bronte St, South Fuqua St		Total Market Value: \$236,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial, Industrial		
Current Use:	DPS Office Annex		
Highest and Best Use:	DPS Office Annex		
Agency Projected Use:	DPS Office Annex		

The Texas Parks and Wildlife Department uses this site in south Rockport as a maintenance facility. Since the time of last reporting, The site consists of offices and storage facilities. The site is located on South Bronte St. Surrounding land uses are commercial, industrial and vacant residential.

The appraisal indicates the highest and best use as improved is light industrial to include the present use. Rockport is located about 30 miles northeast of Corpus Christi. Tourism appears to be the main industry, along with shrimping.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Rockport Regional Law Enforcement Office

Location:

715 South Bronte St, Rockport, Aransas County, Texas

Legal Description:

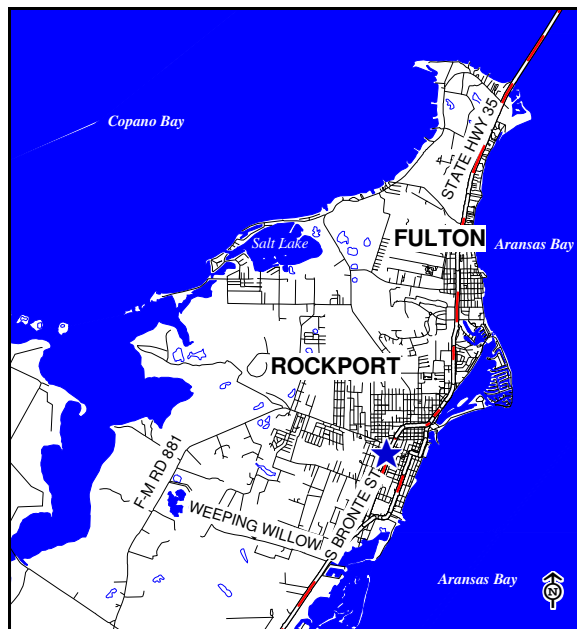
Volume E Page 172 Aransas County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...1/25/2006	Acres: 1.03	Bldgs.: .....1	Bldg. Area: 4,137 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....32	FAR: 0.43	Building Value: \$99,779
% in Floodplain:.....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Commercial		Land Value: \$76,221	
Frontage: .....South Bronte St		Total Market Value: \$176,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Commercial, Vacant, Residential		
Current Use:	Regional Office		
Highest and Best Use:	Regional Office		
Agency Projected Use:	Regional Office		

The Texas Parks and Wildlife Department uses this site for a Regional Headquarters for the Parks Division, Wildlife Division, and Law Enforcement Division. These offices serve an area of south Texas covering 38,000 square miles. It is located on South Bronte St in the city and is considered 100% developed. Two city lots adjoining the tract on the south were acquired by gift in December 1993. At present there are no development plans for the additional acreage. Surrounding land uses consist of commercial, residential, and vacant tracts.

The appraisal indicates highest and best use is to continue in the present use. Rockport is the county seat of Aransas County, located about 30 miles northeast of Corpus Christi.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Sabine Pass Battleground State
Historic Park**Location:**

FM 3322/Dowling Rd, Port Arthur, Jefferson County,
Texas

Legal Description:

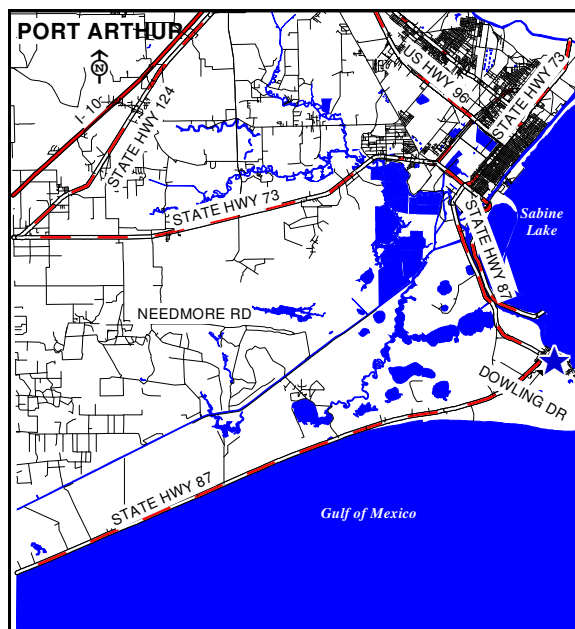
Vol 1963 Pg 38 Vol 1746 Pg 348 Jefferson County
Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...3/30/2006	Acres: 57.57	Bldgs.: .....3	Bldg. Area: 2,004 sq.ft.
Sen. Dist.:.....17	Rep. Dist.:.....22	FAR: 0.01	Building Value: \$169,398
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$89,225	
Frontage: .....FM 3322/Dowling Rd		Total Market Value: \$258,623	
Utilities: .....Electricity, Gas, Telephone, Wastewater, Water, Water Well			
Surrounding Uses:			Vacant, Industrial
Current Use:			State Historic Site
Highest and Best Use:			State Historic Site
Agency Projected Use:			State Historic Site

The Texas Parks and Wildlife Department operates Sabine Pass Battleground as a state historic park for daytime recreational use. The park is located 1.3 miles southeast of Sabine Pass on FM 3322, an area where Texans defended strategic positions in two wars. Lt. Richard W. Dowling and 47 Confederates repulsed a Union gunboat during the Civil War, and again in World War II. The area could have been strategic in defense of the Texas oil-rich shores of Beaumont and Port Arthur. The park is improved with three buildings and surrounding land use is vacant marshland and industrial tracts.

The appraisal indicates highest and best use is to continue in the present use in light of the historical significance of the site. The Beaumont/Port Arthur area has shown some growth in the past years.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

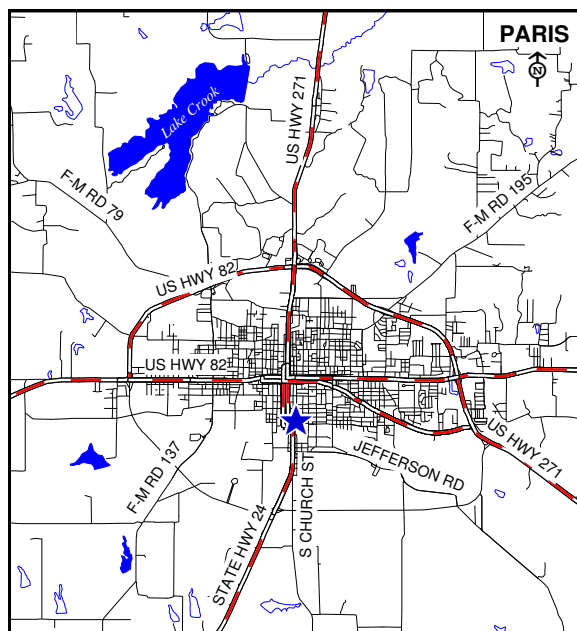
Sam Bell Maxey House Historic Site

Location:

802 South Church St, Paris, Lamar County, Texas

Legal Description:

Vol 579 Pg 906 Lamar County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Restricted Use*Easements:* Utility

Location Map

Appraisal Date: ...2/22/2006	Acres: 1.78	Bldgs.: .....3	Bldg. Area: 6,507 sq.ft.
Sen. Dist.: .....1	Rep. Dist.: .....3	FAR: 0.08	Building Value: \$0
% in Floodplain: .....0%	Slope: .....Level		Improvement Value: \$0
Zoning: .....Residential			Land Value: \$120,000
Frontage: .....South Church St			Total Market Value: \$120,000
Utilities:	Electricity, Gas, Telephone, Water		
Surrounding Uses:	Residential		
Current Use:	Historical Site		
Highest and Best Use:	Historical Site		
Agency Projected Use:	Historical Site		

The Texas Parks and Wildlife Department operates the home of Samuel Bell Maxey, a three-term US Senator, as a memorial and museum. It represents the architecture of the late 1860's and is a focal point of the Paris Historic District. The site is listed in the Texas Historical Commission Registry and the National Register of Historical Places. The surrounding land use is primarily residential.

The appraisal indicates highest and best use is to continue in the present use. Paris, the county seat of Lamar, is experiencing moderate stable growth. The appraiser valued the property as a whole and did not break down individual values for the improvement and the land.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

San Angelo Fish Hatchery/Regional Headquarters

Location:

3407 South Chadbourne St, San Angelo, Tom Green County, Texas

Legal Description:

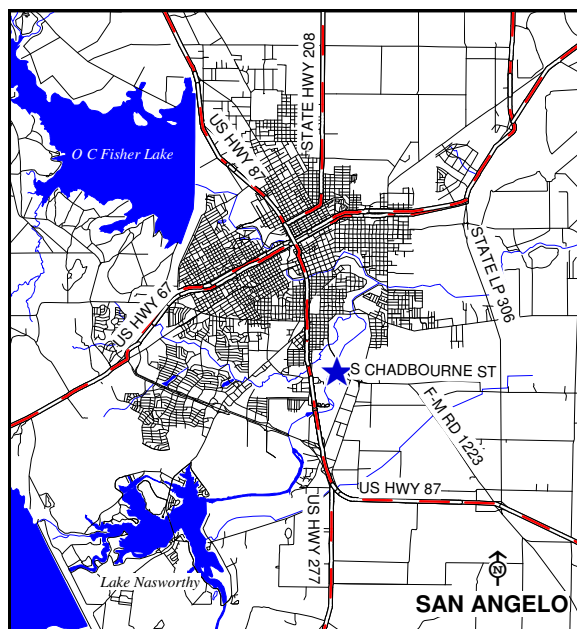
Vol 148 Pg 340 Vol 384 Pg 520 Vol 398 Pg 18 Tom Green County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...10/7/2005	Acres: 63.91	Bldgs.: .....9	Bldg. Area: 11,980 sq.ft.
Sen. Dist.:.....28	Rep. Dist.:.....72	FAR: 0.01	Building Value: \$241,000
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Residential			Land Value: \$96,000
Frontage: .....South Chadbourne St			Total Market Value: \$337,000
Utilities:	Electricity, Gas, Telephone, Water, Septic Tank		
Surrounding Uses:	Agricultural, Commercial		
Current Use:	Regional Headquarters and Fish Hatchery		
Highest and Best Use:	Regional Headquarters and Fish Hatchery		
Agency Projected Use:	Regional Headquarters and Fish Hatchery		

TPWD operates this site as a regional headquarters and fish hatchery. It is located within the city limits of San Angelo. There is a deed reversion on 60 acres precluding any other use than a fish hatchery. At this time, the hatchery is being leased to the city of San Angelo for spawning fish for educational purposes. The remaining 3.91 acres is owned fee simple and unencumbered. There are nine buildings including a regional office building housing law enforcement and biologists. Surrounding land use is limited commercial and agricultural.

The appraisal indicates highest and best use is to continue in the present use in light of the reversion clause precluding any other use than a fish hatchery. The site is located in southeast San Angelo along the Concho River. The floodplain limits use of the tract to agriculture.

Recommendation:

Retain for continued agency operations.

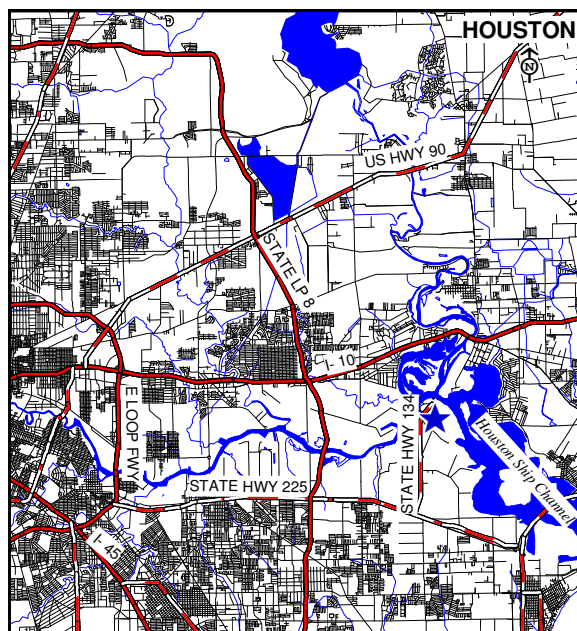
Texas General Land Office

San Jacinto Battleground State
Historic Park**Location:**

3523 Hwy 134, Houston, Harris County, Texas

Legal Description:

V 1953 P 589 V 1085 P 656 V 1087 P 269 V 1088 P
479 V 1089 P 533 V 1099 P 588 V 1101 P 703 V 1610
P 410 Harris County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

Appraisal Date: .....3/2/2006	Acres: 1,214.75	Bldgs.: .....9	Bldg. Area: 26,485 sq.ft.
Sen. Dist.:.....15	Rep. Dist.: ...128	FAR: 0.01	Building Value: \$2,936,000
% in Floodplain: .....30%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value:.....\$13,000,000	
Frontage: .....Hwy 134		Total Market Value: \$15,936,000	
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Industrial, Vacant, Governmental		
Current Use:	State Historic Site		
Highest and Best Use:	State Historic Site		
Agency Projected Use:	State Historic Site		

This site is reserved by the Texas Parks and Wildlife Department to commemorate the Battle of San Jacinto. It is dominated by a stone tower known as the monument. There are nine buildings serving the needs of the public. The site is located within two miles of Deer Park, the city limits of Houston and La Porte. Surrounding land use consists of industrial, vacant, and the Houston Ship Channel to the north.

The appraisal indicates highest and best use is to continue in the present use as a historic site. The neighborhood of the site is growing in concert with the city of Houston economy.

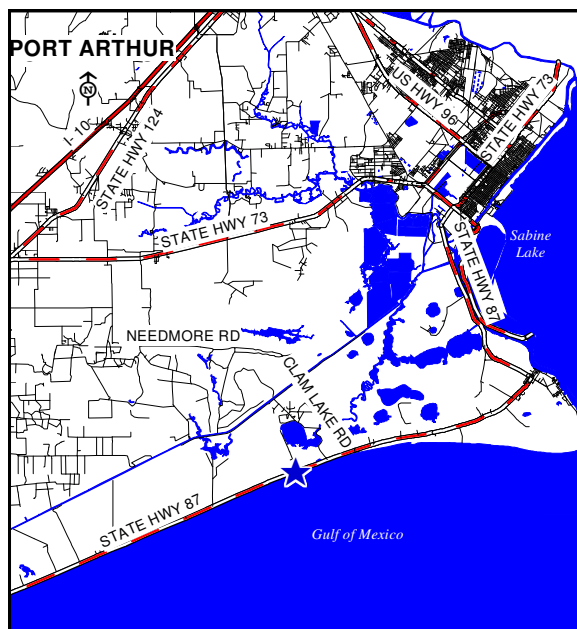
Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Sea Rim State Park

Location:

Hwy 87, Sabine Pass, Jefferson County, Texas

Legal Description:Vol 1758 Pg 160 Vol 1812 Pg 72 Vol 1830 Pg 6
Jefferson County Deed Records**Encumbrances****Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: ...3/29/2006	Acres: 3,876.29	Bldgs.: .....11	Bldg. Area: 13,448 sq.ft.
Sen. Dist.:.....17	Rep. Dist.:.....22	FAR: 0.01	Building Value: \$31,950
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,744,330	
Frontage: .....Hwy 87		Total Market Value: \$1,776,280	
Utilities:			Electricity, Water
Surrounding Uses:			Recreational
Current Use:			State Park
Highest and Best Use:			State Park
Agency Projected Use:			State Park

The Texas Parks and Wildlife Department uses this site, about ten miles west of Sabine Pass, as a state park and wildlife management area. It offers camping, hunting, water sports, nature study and beach activities. There are 11 buildings and surrounding land use is recreational. Approximately 100% of the site is in a floodplain. The appraiser indicates this park was severely damaged by Hurricane Rita. Most of the building improvements were 100% damaged. The Park Manager said TPWD does not have a final plan as to which buildings to repair. Only the site improvements were valued in the appraisal in light of this information.

The appraisal indicates highest and best use is to continue in the present use. The subject property is marshland.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

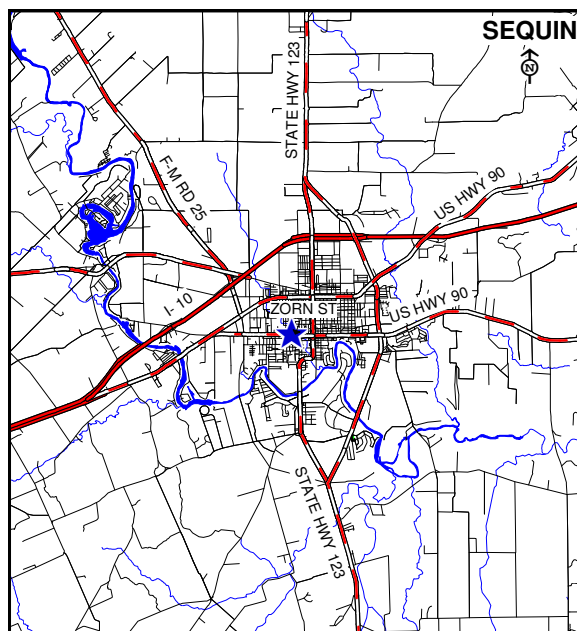
Sebastopol House

Location:

704 Zorn St, Seguin, Guadalupe County, Texas

Legal Description:

Vol 526 Pg 332 Guadalupe County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Restricted Use*Easements:* Utility

Location Map

Appraisal Date: 12/20/2005	Acres: 2.20	Bldgs.: 2	Bldg. Area: 2,010 sq.ft.
Sen. Dist.: 25	Rep. Dist.: 44	FAR: 0.02	Building Value: \$54,886
% in Floodplain: 20%	Slope: Moderate		Improvement Value: \$0
Zoning: Civic		Land Value: \$33,500	
Frontage: Zorn St		Total Market Value: \$88,386	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial		
Current Use:	State Historic Site		
Highest and Best Use:	State Historic Site		
Agency Projected Use:	State Historic Site		

Sebastopol State Historic Site preserves a Greek Revival home built in mid-1850. This style uses limecrete (an early form of concrete) and is detailed with column porches. The home received the US Department of Interior's Award of Merit and the house plans are on file with the Library of Congress. It has been recently restored by TPWD to its mid-to-late 1870's appearance with period furnishings. Exhibits on site recount original construction and restoration processes and a history of the house. Improvements include the house and a storage building. Surrounding land uses include residential and commercial sites.

The appraisal indicates highest and best use is to continue in the present use in light of the historical designation. The immediate area of the subject in Seguin has limited construction.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Seminole Canyon State Historic Park

Location:

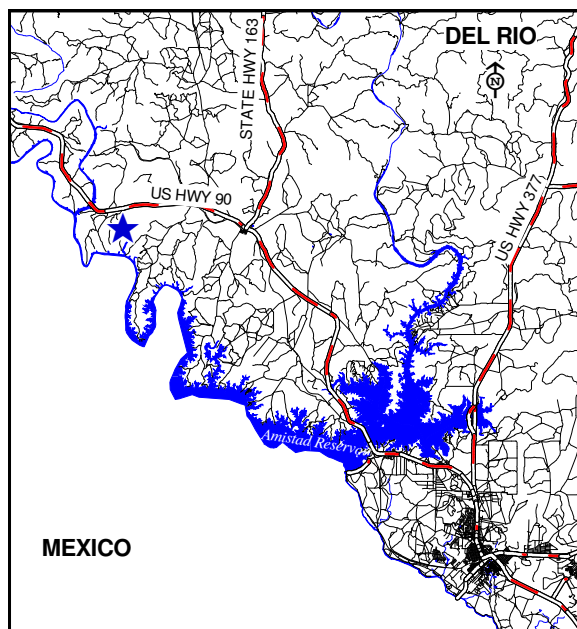
Hwy 90, Del Rio, Val Verde County, Texas

Legal Description:

Vol 149 Pg 473 Vol 260 Pg 191 Judgement #11,669-70 Val Verde County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...12/1/2005	Acres: 2,172.50	Bldgs.: .....5	Bldg. Area: 11,980 sq.ft.
Sen. Dist.:.....19	Rep. Dist.:.....74	FAR: 0.01	Building Value: \$433,000
% in Floodplain: .....1%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$619,000	
Frontage: .....Hwy 90		Total Market Value: \$1,052,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Rangeland, Recreational		
Current Use:	Historic State Park		
Highest and Best Use:	Historic State Park		
Agency Projected Use:	Historic State Park		

The Texas Parks and Wildlife Department maintains this site to preserve some of the most significant prehistoric Indian pictographs in North America. The park offers camping and hiking facilities also. The site is located 40 miles west of Del Rio. It is improved with five buildings. Surrounding land use is primarily rangeland and recreational hunting.

The appraisal indicates highest and best use is to continue in the present use. In light of the archaeological treasures, it is subject to the rules and regulations of the Texas Antiquities Committee and the Antiquities Code of Texas and any development is precluded. The nearest urban community is Comstock about 10 miles to the east. It provides minimal shopping and services.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

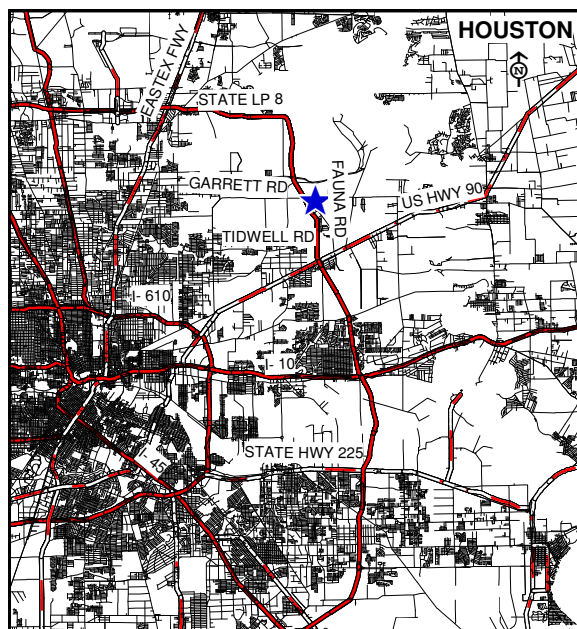
Sheldon State Park & WMA

Location:

14320 Garrett Rd, Houston, Harris County, Texas

Legal Description:

Vol 2484 Pg 474 Harris County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: .....2/7/2006	Acres: 2,820.24	Bldgs.: .....10	Bldg. Area: 11,958 sq.ft.
Sen. Dist.:.....15	Rep. Dist.: ...142	FAR: 0.0	Building Value: \$764,233
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,806,192	
Frontage: .....Garrett Rd, Fauna Rd		Total Market Value: \$2,570,425	
Utilities:		Electricity, Telephone, Water	
Surrounding Uses:		Vacant, Residential, Industrial	
Current Use:		State Park	
Highest and Best Use:		State Park	
Agency Projected Use:		State Park	

The Texas Parks and Wildlife Department retains this site as a state park and wildlife management area. It is used as a waterfowl refuge and public fishing site, and contains a 1,200-acre reservoir. The reservoir was constructed in 1942 by the Federal Government to provide water for war industries. In 1946, ownership was transferred to the City of Houston and it served as the city's water supply until completion of Lake Houston. It is improved with ten buildings and surrounding land use is residential, industrial/commercial and vacant.

The appraisal indicates highest and best use is to continue in the present use due to flood concerns and ecological conditions. It is also protected under the umbrella of the Federal Wetlands Protection Act.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Sierra Diablo WMA

Location:

5 Miles West of Hwy 54, Allamore, Culberson County, Texas

Legal Description:

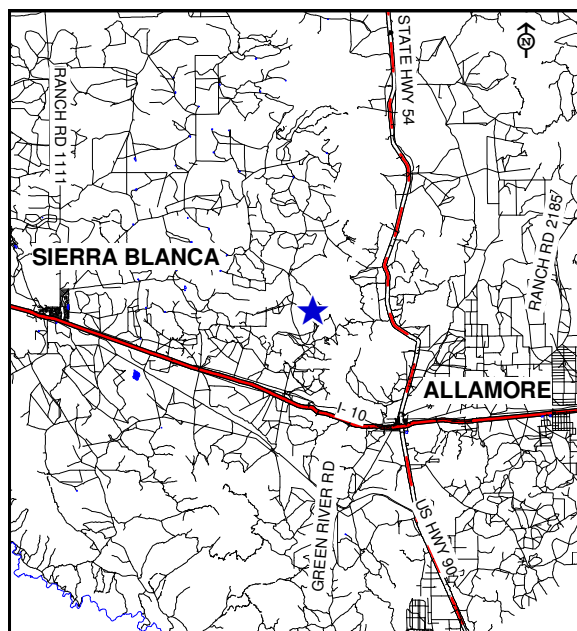
Vol 126 Pg 876 Vol 3 Pg 463 Vol 62 Pg 290
Culberson County Deed Records

Encumbrances

Physical: Access

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...11/1/2005	Acres: ....11,165.80	Bldgs.: .....3	Bldg. Area: 3,497 sq.ft.
Sen. Dist.: ....19	Rep. Dist.: ....74	FAR: 0.01	Building Value: \$0
% in Floodplain: ....0%	Slope: .....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,950,000	
Frontage: .....West of Hwy 54		Total Market Value: \$1,950,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

Sierra Diablo WMA is located in western Culberson County in the Chihuahuan Desert. This area is one of the most desolate and remote in West Texas. Much of the tract is landlocked with access gained by agreement with private land owners over some 20 miles of ranch roads. Emphasis is on the study, preservation and propagation of bighorn sheep. There are three buildings; a residence, garage and barn. Surrounding land use is primarily ranching. The appraisal did not separate land and building values, but appraised the site as a whole.

The appraisal indicates highest and best use is to continue in the present use as a wildlife management area, livestock grazing and recreational hunting. In the past the real estate market has suffered, but ranch sales and recreational hunting tract sales have occurred. Land values in the area are increasing.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

South Llano River State Park & W
Buck WMA**Location:**

Park Rd 73 via Hwy 377, Junction, Kimble County,
Texas

Legal Description:

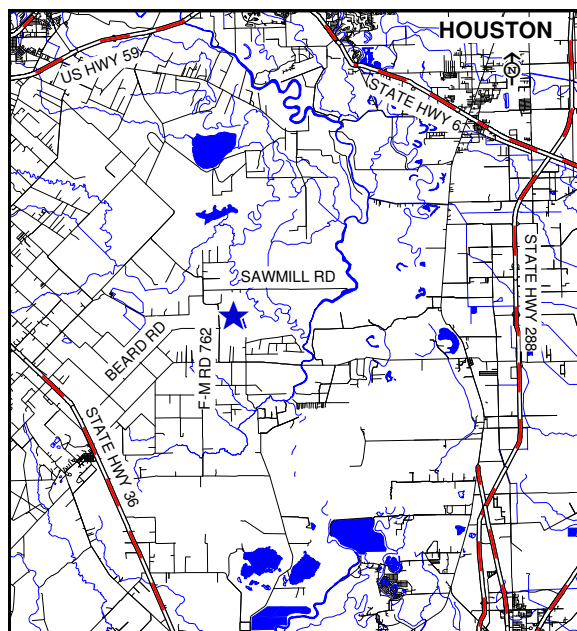
Vol 92 Pg 592 Vol 99 Pg 82 Kimble County Deed
Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: ...3/14/2006	Acres: 2,656.87	Bldgs.: .....7	Bldg. Area: 10,747 sq.ft.
Sen. Dist.:.....24	Rep. Dist.:.....53	FAR: 0.01	Building Value: \$197,000
% in Floodplain: .....15%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$3,986,000	
Frontage: .....Park Rd 73		Total Market Value: \$4,183,000	
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Ranching, Recreational		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department utilizes this site located three miles southwest of Junction, as a state park and wildlife management area. The park is deed restricted for use as a wildlife management area. Tobushi Fishhook Cactus and the Black Capped Vireo, both endangered species, inhabit the area. It is improved with seven buildings with various park-related uses. Surrounding land uses are generally ranching and recreational hunting.

The deed restriction limits alternative uses, therefore the appraiser indicates the highest and best use is as a state park. The GLO agrees with that determination.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

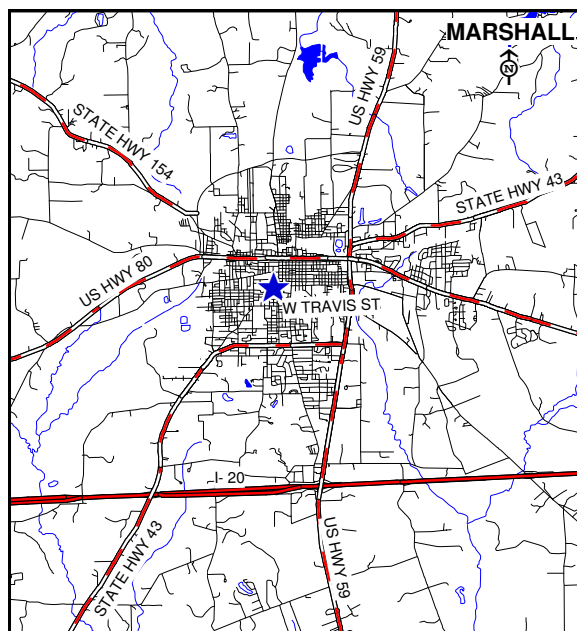
Starr Mansion State Historic Site

Location:

407 West Travis St, Marshall, Harrison County, Texas

Legal Description:Vol 805 Pg 562 Vol 952 Pg 637 Vol 1080 Pg 411
Harrison County Deed Records**Encumbrances****Physical:** None**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...3/24/2006	Acres: 3.79	Bldgs.: .....7	Bldg. Area: 10,064 sq.ft.
Sen. Dist.: .....1	Rep. Dist.: .....5	FAR: 0.06	Building Value: \$228,000
% in Floodplain: .....0%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Commercial		Land Value: \$117,000	
Frontage: .....West Travis St, Fulton St		Total Market Value: \$345,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial, Vacant		
Current Use:	State Historic Park		
Highest and Best Use:	State Historic Park		
Agency Projected Use:	State Historic Park		

The Texas Parks and Wildlife Department maintains this historical site in Marshall to preserve the heritage of the Starr family, a prominent family who came to Texas while it was still a Republic. The family compound is comprised of seven buildings including the Starr Mansion, Blake House and Rosemont Cottage. Guided tours are offered, and the facilities are used for weddings, receptions, and other events. It is also available as a bed and breakfast. Surrounding land use is residential, commercial and vacant.

The appraisal indicates highest and best use is to continue in the present use. The deed restricts the use of the site for historical purposes.

Recommendation:***Retain for continued agency operations.***

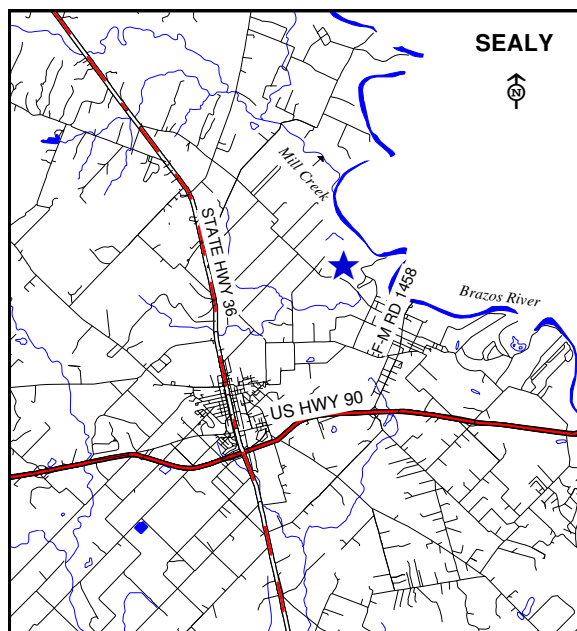
Texas General Land Office

Stephen F. Austin & San Felipe
State Historic Park**Location:**

Park Rd 38 at FM 1458, Sealy, Austin County, Texas

Legal Description:Vol 126 Pg 570 Vol 129 Ppage 24 Austin County
Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...12/5/2005	Acres: 487.30	Bldgs.: .....36	Bldg. Area: 19,495 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....13	FAR: 0.01	Building Value: \$533,958
% in Floodplain: .....95%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$1,145,000	
Frontage: .....Park Rd 38, FM 1458		Total Market Value: \$1,678,958	
Utilities:	Electricity, Water, Water Well, Septic Tank		
Surrounding Uses:	Vacant, Residential, Commercial		
Current Use:	Historic State Park		
Highest and Best Use:	Historic State Park		
Agency Projected Use:	Historic State Park		

Stephen F. Austin negotiated with the Mexican Government for land in 1824 after which 297 families colonized early Texas in this area. So many historic events took place here that the colony became known as the Cradle of Texas Liberty. The Texas Parks and Wildlife Department considers this property one of the most significant archaeological and historic sites in Texas. It is located about three miles northeast of Sealy. Twelve acres of the site has been set aside for historical exhibits, the remainder is for recreation including picnicking, camping, nature study and swimming. The park is improved with 36 buildings. Approximately 100 acres is used for a privately leased and maintained golf course. Surrounding land use is vacant, residential and commercial.

Due to the historic nature of the tract, the appraiser determined the highest and best use was a state park and historical area.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Stokes San Marcos River Park

Location:

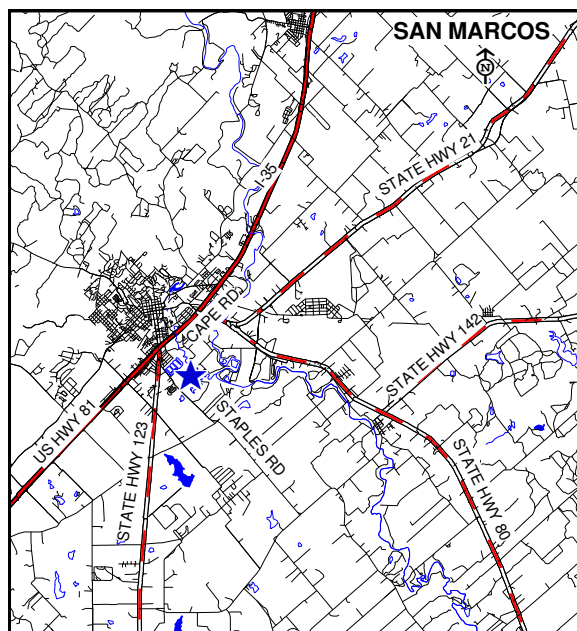
Cape Rd, San Marcos, Hayes County, Texas

Legal Description:

Vol 896 Pg 793 Hayes County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 10/21/2005	Acres: 5.58	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....25	Rep. Dist.:.....45	FAR: 0.0	Building Value: \$0
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Residential		Land Value: \$220,000	
Frontage: .....Cape Rd		Total Market Value: \$220,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Office, Industrial, Governmental		
Current Use:	Recreation Area		
Highest and Best Use:	Recreation Area		
Agency Projected Use:	Recreation Area		

John J. and Frances B. Stokes gifted the Stokes San Marcos River Park to TPWD in April, 1993, for public use. It is located near the intersection of Hays County Rd and River Rd, but the access is on Cape Rd. Known as Thompson's Island, the site is used for water sports. Thompson's Island was formed by a man-made channel to divert water to the Grist Mill Site on the property. There is some question regarding a historical designation, but it is noted that an endangered plant species of Texas Wild Rice grows at the main river channel nearby. The river is also known to have several endangered species of animal life. Surrounding land use includes residential, office, industrial and the A. E. Woods State Fish Hatchery.

The appraisal indicates the present use is the highest and best use. Much of the land along the river is owned by the City or Southwest Texas State University.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Swan Point State Fisherman Access

Location:

San Antonio Bay, at the terminus of Swan Point Rd,
Seadrift, Calhoun County, Texas

Legal Description:

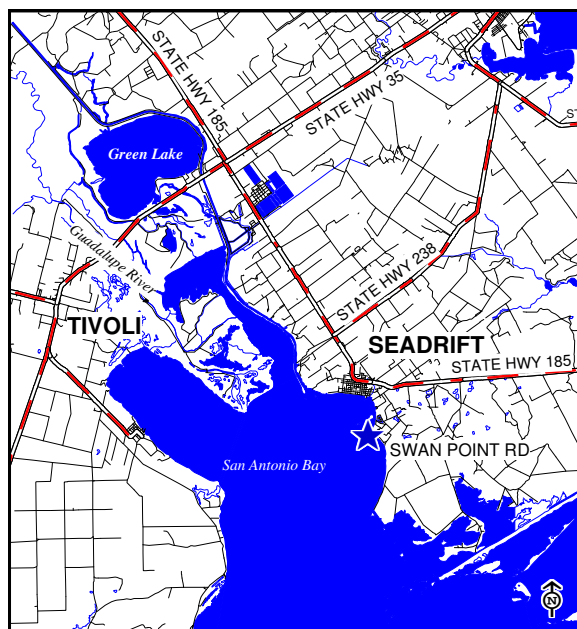
Vol 237 Pg 526 Vol 259 Page 84 Calhoun County
Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...10/4/2005	Acres: 4.06	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....32	FAR: 0.0	Building Value: \$0
% in Floodplain: .....100%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value:	\$34,700
Frontage: .....Swan Point Rd		Total Market Value:	\$34,700
Utilities:			Electricity
Surrounding Uses:			Commercial, Residential, Vacant
Current Use:			Recreational Area/Boat Ramp
Highest and Best Use:			Recreational Area/Boat Ramp
Agency Projected Use:			Recreational Area/Boat Ramp

The Texas Parks and Wildlife Department retains this site to offer the boating public access to San Antonio Bay. It is located 3.1 miles south of Seadrift on Hwy 185 via Swan Point Rd, Old Settlement Rd and Dierlan Rd. It is improved with a boat ramp, docking area and a parking lot. These site improvements add no value to the site and are not addressed in the appraisal. Surrounding land use is commercial, residential, vacant land, and the Bay.

The appraisal indicates continued use as a recreation area is the highest and best use. The economy of Calhoun County is primarily based upon the petrochemical industry.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

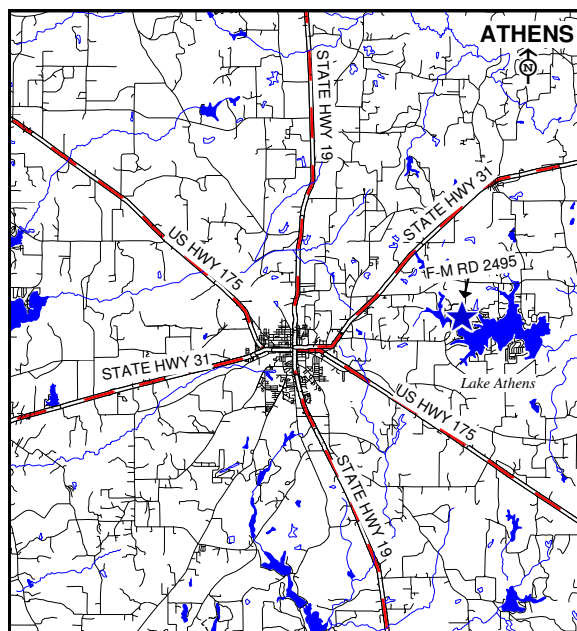
Texas Freshwater Fisheries

Location:

FM 2495, Athens, Henderson County, Texas

Legal Description:

Vol 1457 Pg 516 Henderson County Deed Records

Encumbrances**Physical:** None**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

Appraisal Date: ...2/15/2006	Acres: 97.97	Bldgs.: .....9	Bldg. Area: 67,423 sq.ft.
Sen. Dist.:.....3	Rep. Dist.:.....4	FAR: 0.01	Building Value: \$11,600,000
% in Floodplain: .....0%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Industrial		Land Value: \$225,000	
Frontage: .....FM 2495		Total Market Value: \$11,825,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Native Land, Residential, Recreational, Commercial		
Current Use:	Fish Hatchery		
Highest and Best Use:	Fish Hatchery		
Agency Projected Use:	Fish Hatchery		

The Texas Parks and Wildlife Department utilizes this donated site as the Texas Freshwater Fisheries. It produces fish for the public lakes of northeast Texas. It is located on FM 2495 about five miles east of Athens. The site is reported to be a state-of-the-art facility with sophisticated methods. It is improved with nine buildings including a visitor's center, and there are plans for expanding the pond system. Surrounding land use is vacant pasture, some residential, commercial and Lake Athens and a marina. The deed states the property reverts back to the Athens Municipal Water Authority if the site is not continuously operated full time as a fish hatchery and visitors center.

The appraisal indicates highest and best use is to continue in the present use in light of the deed reversion clause. GLO agrees with that determination.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

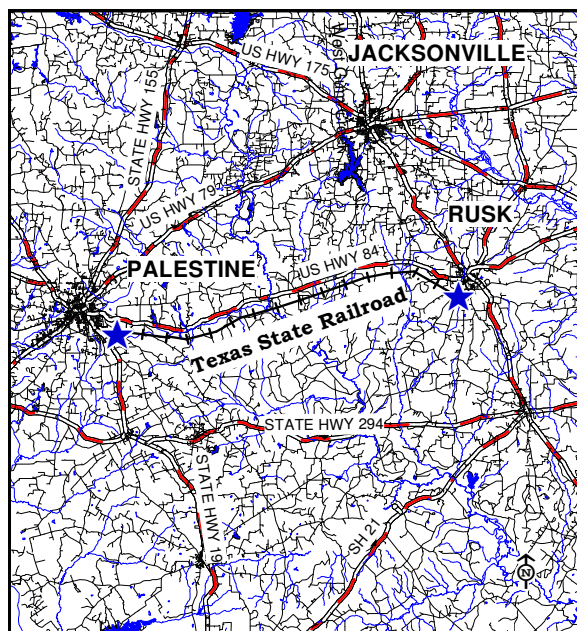
Texas State Railroad State Park

Location:

Hwy 84, Rusk, Cherokee County, Texas

Legal Description:

V848 P402 V829 P673 V835 P887 Anderson County
Deed Records; V663 P244 V678 P725 V680 P734
V668 P368 Cherokee County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Reversion Clause*Easements:* Utility

Location Map

Appraisal Date: ...1/20/2006	Acres: 499.05	Bldgs.: .....13	Bldg. Area: 44,433 sq.ft.
Sen. Dist.:.....3	Rep. Dist.:.....11	FAR: 0.01	Building Value: \$924,000
% in Floodplain: .....9%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned			Land Value: \$509,500
Frontage: .....Hwy 84			Total Market Value: \$1,433,500
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Woodlands, Agricultural, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

This park site is located between the two towns of Rusk and Palestine as a historical steam railway exhibit with operational trains and tracks connecting the two depots. The 30-mile section has one stop which is Maydelle. The park itself is between the two towns, with depots on the outskirts of each and connecting tracts between. The site is enjoying increased traffic in a renewed interest regarding the historical significance of the railroad's role in developing Texas. The operation is seasonal, with the train not running in the winter. There are 13 existing structures, static train displays and relics. Surrounding land use is timberland, agricultural and residential.

The appraisal indicates highest and best use is to continue in the present use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Tips State Recreation Area

Location:

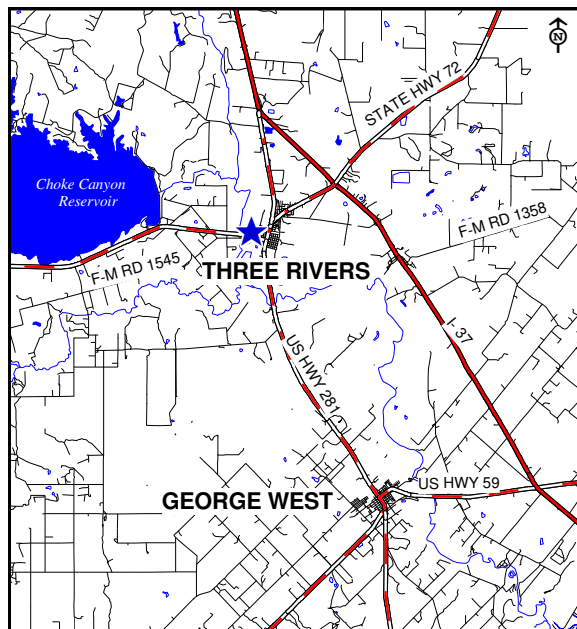
Hwy 72, Three Rivers, Live Oak County, Texas

Legal Description:

Vol 123 Pg 326 Live Oak County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** Deed Restrictions: Reversion Clause

Easements: Utility



Location Map

Appraisal Date: 10/20/2005	Acres: 31.30	Bldgs.: 1	Bldg. Area: 506 sq.ft.
Sen. Dist.: 21	Rep. Dist.: 35	FAR: 0.01	Building Value: \$1,400
% in Floodplain: 100%	Slope: Steep		Improvement Value: \$0
Zoning: Unzoned		Land Value: \$62,600	
Frontage: Hwy 72		Total Market Value: \$64,000	
Utilities:			Electricity
Surrounding Uses:			Agricultural, Industrial
Current Use:			State Recreation Area
Highest and Best Use:			State Recreation Area
Agency Projected Use:			State Recreation Area

The Texas Parks and Wildlife Department maintains this site west of Three Rivers as a recreational park and camping area. The tract is leased to the city of Three Rivers and is divided into two tracts by Hwy 72. The southern tract is developed and open to the public, the northern tract is neither developed nor open to the public. Improvements on the southern tract include RV-hook ups, picnic and barbecue areas, basketball courts, and a restroom with showers. The entire tract is subject to flooding as it is on the banks of the Frio River. Surrounding land use is a Valero Refinery and pastureland.

The appraisal indicates highest and best use is to continue in the present use. There is a reversion clause precluding any other use than a recreation area.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Tony Houseman State Park/Blue
Elbow WMA**Location:**

East of Orange bisected by IH 10, Orange, Orange
County, Texas

Legal Description:

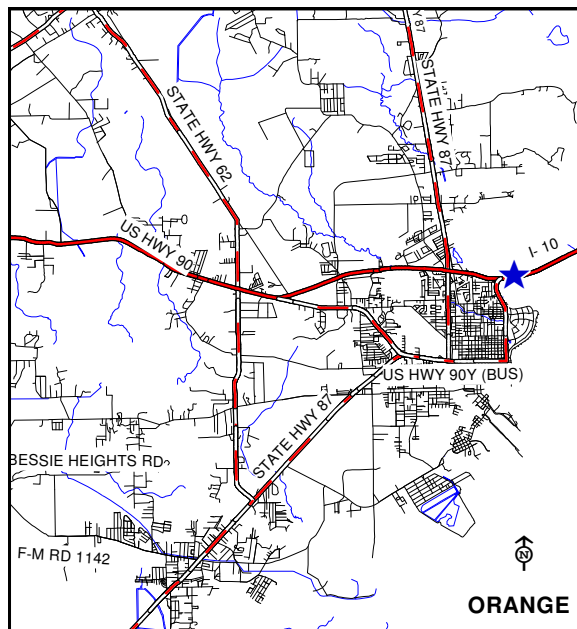
Vol 975 Pg 028 Orange County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: .....2/7/2006	Acres: 3,896.23	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.: .....4	Rep. Dist.: .....19	FAR: 0.0	Building Value: \$0
% in Floodplain: .....100%	Slope: .....Level	Improvement Value: \$0	
Zoning: .....Unzoned	Land Value: \$1,617,000	Total Market Value: \$1,617,000	
Frontage: .....IH 10	Utilities: .....Electricity		
Surrounding Uses: .....Native Land, Residential, Commercial			
Current Use: .....State Park			
Highest and Best Use: .....State Park			
Agency Projected Use: .....State Park			

The Texas Parks and Wildlife Department uses this site in eastern Orange County as a wildlife management area. The tract is bisected by IH 10. The deed contains a restriction prohibiting any other use and the site is a restricted wetland mitigation area. The site is primarily wetlands, bottomland forest, some isolated pine-oak upland, marsh and open water. There are no improvements and surrounding land uses include marshland, some commercial, and rural home sites.

The appraisal indicates highest and best use is to continue use as a wildlife management area in light of the deed restriction that limits alternative use. GLO agrees with that determination.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

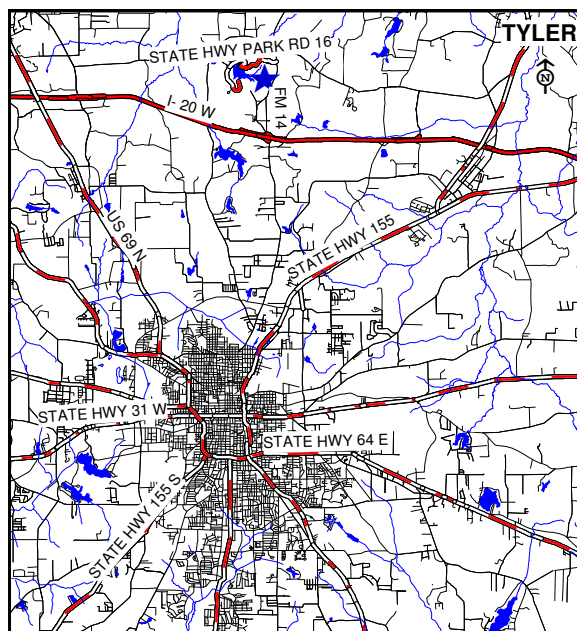
Tyler State Park

Location:

FM 14 North, Tyler, Smith County, Texas

Legal Description:V 338 P 518 V 340 P 308 V 542 P 513 V 841 P 383
Smith County Deed Records**Encumbrances****Physical:** Floodplain**Legal:** Deed Restrictions: Restricted Use

Easements: Utility



Location Map

Appraisal Date: .....2/7/2006	Acres: 985.51	Bldgs.: .....58	Bldg. Area: 30,731 sq.ft.
Sen. Dist.: .....1	Rep. Dist.: .....7	FAR: 0.07	Building Value: \$875,000
% in Floodplain: .....15%	Slope: .....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$2,170,000	
Frontage: .....FM 14		Total Market Value: \$3,045,000	
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Residential, Commercial, Woodlands		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department operates this tract north of Tyler as a state park offering water sports, camping, hiking, and nature study. It is improved with 58 buildings with park related and public uses. Surrounding land uses are residential, commercial and woodlands.

The appraisal indicates highest and best use is to continue in the present use. About 70% of the site contains deed restrictions limiting alternative uses. Approximately 15% of the site lies within the 100-year floodplain, including a 65-acre lake, tributaries below the dam and tributaries leading to the lake.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Varner-Hogg Plantation State
Historic Park**Location:**

FM 2852 & Park Rd 51, West Columbia, Brazoria
County, Texas

Legal Description:

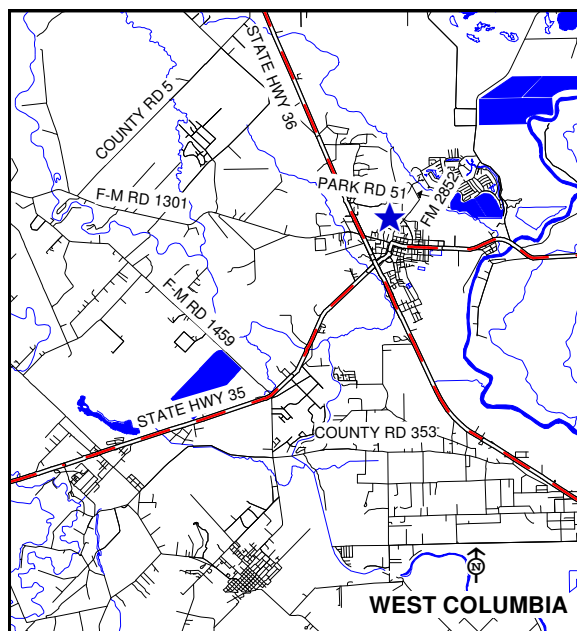
Vol 654 Pg 101 Brazoria County Deed Records

Encumbrances

Physical: Floodplain

Legal: *Deed Restrictions:* Restricted Use

Easements: Utility



Location Map

Appraisal Date: ...2/17/2006	Acres: 65.66	Bldgs.: .....12	Bldg. Area: 17,225 sq.ft.
Sen. Dist.:.....17	Rep. Dist.:.....25	FAR: 0.01	Building Value: \$167,000
% in Floodplain: .....50%	Slope:.....Steep		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$236,500	
Frontage: .....FM 2852, Park Rd 51		Total Market Value: \$403,500	
Utilities:			Electricity, Water
Surrounding Uses:			Residential, Agricultural, Ranching
Current Use:			Historic State Park
Highest and Best Use:			Historic State Park
Agency Projected Use:			Historic State Park

The Varner-Hogg State Historical Park's centerpiece is the two-story Greek revival mansion dating from the mid 1830's. It is now a museum containing the finest public collections of decorative art objects and antiques in Texas. It's named for its first owner Martin Varner who acquired the land from a grant issued under the Stephen F. Austin Colony, and its last owner was Texas Governor James Stephen Hogg. Daughter, Ima Hogg, donated the buildings and land to the State Parks Board in 1956 with deed restrictions limiting future use. The historical park is located just north of the town of West Columbia, on FM 2852 and Park Rd 51. There are twelve buildings and surrounding land uses include residential, agricultural and ranchland.

The appraisal indicates highest and best use is to continue in the present use in light of the deed restriction for state park use only.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

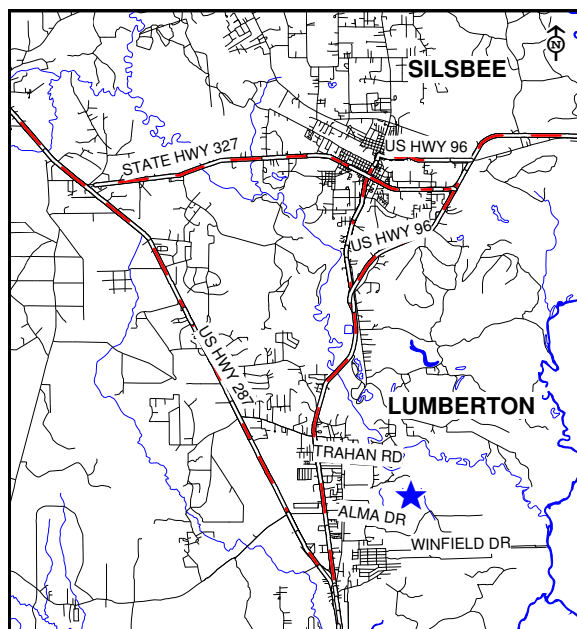
Village Creek State Park

Location:

Hwy 96, Lumberton, Hardin County, Texas

Legal Description:

Vol 701 Pg 455 Hardin County Deed Records

Encumbrances**Physical:** Floodplain**Legal:** *Deed Restrictions:* Mineral Rights Reserved*Easements:* Utility

Location Map

Appraisal Date: .....2/6/2006	Acres: 1,090.15	Bldgs.: .....11	Bldg. Area: 9,405 sq.ft.
Sen. Dist.:.....3	Rep. Dist.:.....19	FAR: 0.01	Building Value: \$125,996
% in Floodplain: .....90%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$621,384	
Frontage: .....Hwy 96		Total Market Value: \$747,380	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Vacant, Residential		
Current Use:	State Park		
Highest and Best Use:	State Park		
Agency Projected Use:	State Park		

The Texas Parks and Wildlife Department acquired this site to enhance preservation efforts in the Big Thicket area. The US Army Corps of Engineers, to prevent damage to the natural habitat, has declared much of the area wetlands. It is located just two miles east of the city limits of Lumberton on Hwy 96. There are 11 buildings on site and surrounding land use is vacant and residential.

Most of the development in Lumberton is occurring along Hwy 96 and 69. Economic conditions are stable and the market is experiencing some growth. The appraisal indicates highest and best use is to continue in the present use.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

W. A. Murphy WMA

Location:

Intersection of Hwy 213 and 305, Lipscomb, Lipscomb County, Texas

Legal Description:

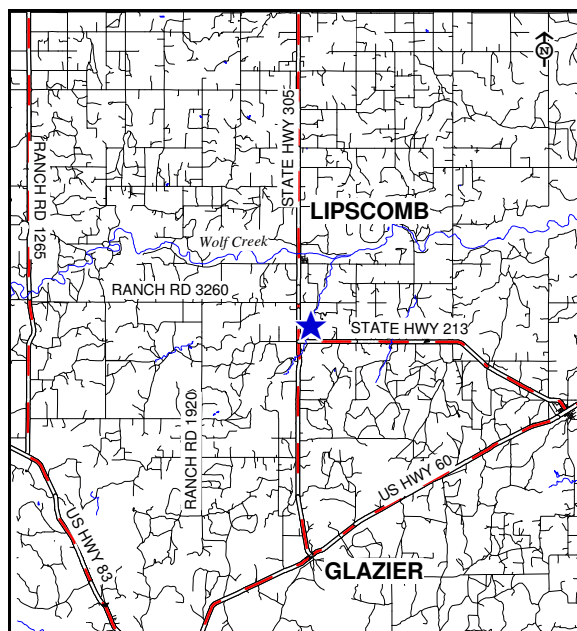
Vol 321 Pg 682 Lipscomb County Deed Records

Encumbrances

Physical: None

Legal: *Deed Restrictions:* Mineral Rights Reserved

Easements: Utility



Location Map

Appraisal Date: ...2/28/2006	Acres: 876.00	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....31	Rep. Dist.:.....88	FAR: 0.0	Building Value: \$0
% in Floodplain:.....0%	Slope:.....Level	Improvement Value:	\$0
Zoning: .....Unzoned	Land Value:		\$262,800
Frontage: .....Hwy 213, Hwy 305	Total Market Value:		\$262,800
Utilities:	Electricity, Telephone, Septic Tank		
Surrounding Uses:	Ranching, Agricultural		
Current Use:	Wildlife Management Area		
Highest and Best Use:	Wildlife Management Area		
Agency Projected Use:	Wildlife Management Area		

The Texas Parks and Wildlife Department uses this site located four miles south of Lipscomb as a wildlife management area. There are a few improvements such as an old barn and small buildings. The structures are in poor condition and are considered to have no value. Surrounding land uses are ranching and agricultural tracts.

The appraisal indicates highest and best use is to continue in the present use. The local economy of Lipscomb centers on agriculture, government services and oil and gas operations. Ranches in this area are generally several sections of land. The subject is considered a small acreage tract in this area.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Waco District Office

Location:

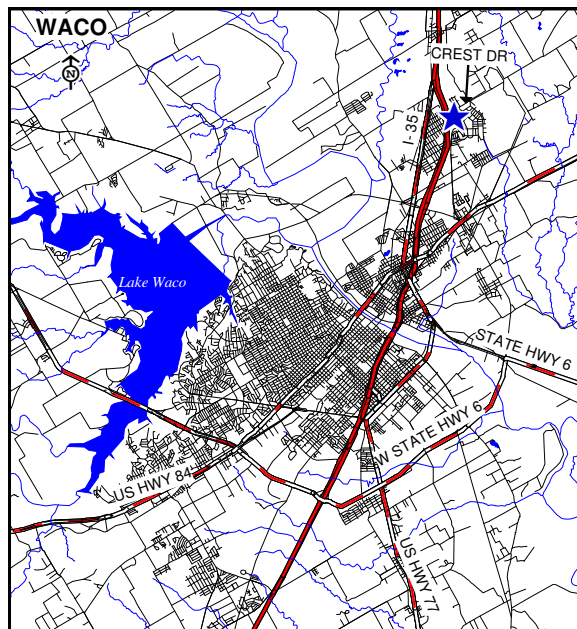
1601 East Crest Dr, Waco, McLennan County, Texas

Legal Description:

Vol 1062 Pg 77 Mc Lennan County Deed Records

Encumbrances**Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...10/5/2005	Acres: 2.47	Bldgs.: .....2	Bldg. Area: 6,961 sq.ft.
Sen. Dist.:.....22	Rep. Dist.:.....57	FAR: 0.05	Building Value: \$0
% in Floodplain:	Slope:.....Level		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$172,000	
Frontage: .....East Crest Dr		Total Market Value: \$172,000	
Utilities:	Electricity, Gas, Telephone, Wastewater, Water		
Surrounding Uses:	Office, Residential, Governmental		
Current Use:	District Office		
Highest and Best Use:	Office Development		
Agency Projected Use:	District Office		

The Texas Parks and Wildlife Department uses this site in Waco as district headquarters, law enforcement administration, biologists, fisheries personnel and staff environmentalists. Originally part of the James Connally Air Force Base, it was transferred to TPWD by the Texas State Technological Institute during the 61st Legislative Session. The site is improved with two buildings. Surrounding land use is office, residences and governmental. The site was appraised as a whole and the building and land values were not individually broken down.

The appraisal indicates highest and best use is to continue in the present use. Waco has experienced growth in the past several years, mostly along IH 35 near Baylor University or in the New Rd/Franklin Rd area.

Recommendation:***Retain for continued agency operations.***

Texas General Land Office

Washington On The Brazos State
Historic Site**Location:**

Park Rd 12 at FM 1155, Brenham, Washington
County, Texas

Legal Description:

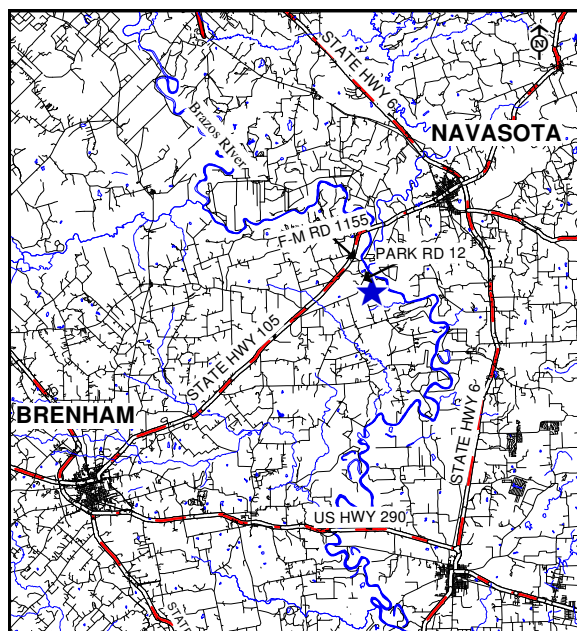
V 68 P 571 V 98 P 168 V 113 P 166 V 299 P 88
Washington County Deed Records

Encumbrances

Physical: Floodplain

Legal: Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: 11/14/2005	Acres: 292.99	Bldgs.: .....28	Bldg. Area: 41,668 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....13	FAR: 0.01	Building Value: \$1,524,689
% in Floodplain: .....34%	Slope: .....Moderate		Improvement Value: \$0
Zoning: .....Unzoned		Land Value: \$806,000	
Frontage: .....Park Rd 12, FM 1155		Total Market Value: \$2,330,689	
Utilities:	Electricity, Telephone, Wastewater, Water		
Surrounding Uses:	Rangeland, Residential, Agricultural		
Current Use:	Historical State Park		
Highest and Best Use:	Historical State Park		
Agency Projected Use:	Historical State Park		

The Texas Parks and Wildlife Department retains this site as a historical state park. The location is northeast of Brenham off of FM 1155. The park is the original site of Texas's Republic capitol from the years 1842 to 1845, and is the location of the signing of the Texas Declaration of Independence. It has long been considered to be one of the significant historic sites in the state park system. The archeological remains from this early settlement still exist on the site. There are 28 structures including many that have been restored to their original appearance. Surrounding land use is primarily farmland, residential and agricultural.

Due to the historical nature of the site, the appraiser indicates the highest and best use is to continue in the present use. The GLO agrees with this determination.

Recommendation:

Retain for continued agency operations.

Texas General Land Office

Weslaco WBC - Llano Grande State Park

Location:

South FM 1015, Weslaco, Hidalgo County, Texas

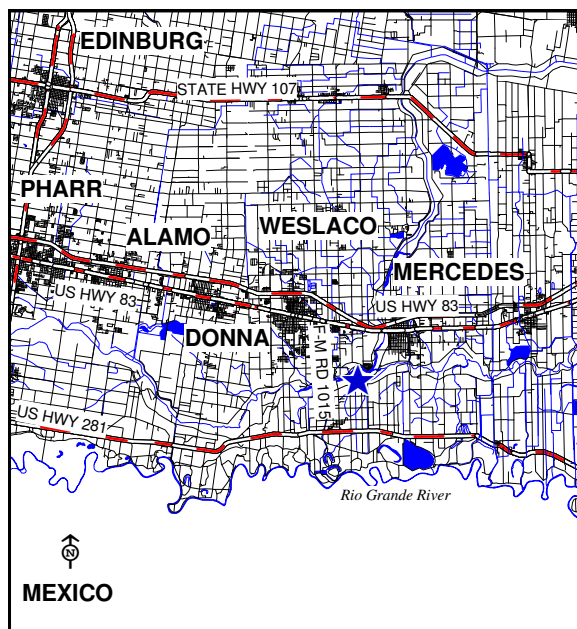
Legal Description:

Vol 3295 Pg 494 Hidalgo County Deed Records

Encumbrances

Physical: Floodplain**Legal:** Deed Restrictions: None

Easements: None



Location Map

Appraisal Date: .....2/7/2006	Acres: 153.24	Bldgs.: .....4	Bldg. Area: 7,035 sq.ft.
Sen. Dist.:.....27	Rep. Dist.:.....39	FAR: 0.01	Building Value: \$450,000
% in Floodplain: .....80%	Slope:.....Level		Improvement Value: \$0
Zoning: .....Agriculture			Land Value: \$360,000
Frontage: .....South FM 1015			Total Market Value: \$810,000
Utilities:	Electricity, Telephone, Water Well, Septic Tank		
Surrounding Uses:	Agricultural, Recreational		
Current Use:	Birding Center		
Highest and Best Use:	Birding Center		
Agency Projected Use:	Birding Center		

This tract was purchased for combination with the Adams Unit and the McWhorter Unit of the Las Palomas Wildlife Management Area. It was renamed the World Birding Center - Llano Grande State Park. It is located on South FM 1015 approximately two miles south of Weslaco. There are four building improvements added since the last reporting period. Surrounding land use is primarily agricultural to the north and east, to the south and west are RV parks.

The appraisal indicates the present use is also the highest and best use. The area of the subject is basically a farming area of Donna and Weslaco.

Recommendation:

Retain for continued agency use.

Texas General Land Office

Wintermann Waterfowl WMA

Location:

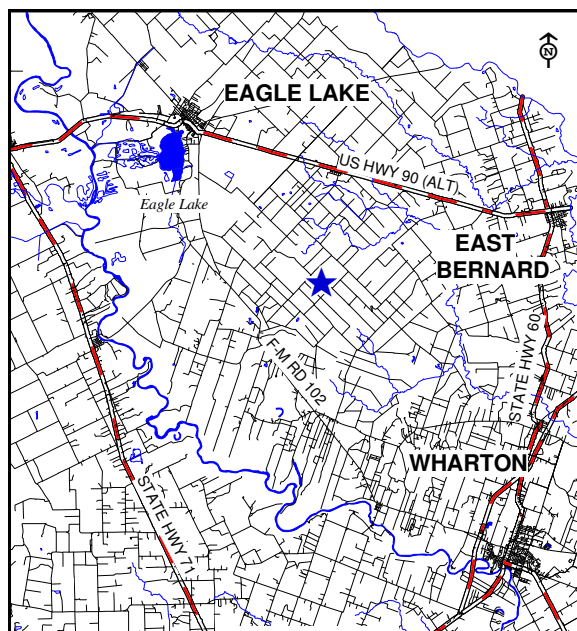
FM 102, Wharton, Wharton County, Texas

Legal Description:

Vol 161 Pg 402 A-599 Wharton County Deed Records

Encumbrances**Physical:** None**Legal:** Deed Restrictions: None

Easements: Utility



Location Map

Appraisal Date: ...12/6/2005	Acres: 246.36	Bldgs.: .....0	Bldg. Area: 0 sq.ft.
Sen. Dist.:.....18	Rep. Dist.:.....28	FAR: 0.0	Building Value: \$0
% in Floodplain: .....0%	Slope:.....Level	Improvement Value:	\$0
Zoning: .....Unzoned	Land Value:		\$224,200
Frontage: .....FM 102	Total Market Value:		\$224,200
Utilities:			Electricity
Surrounding Uses:			Agricultural
Current Use:			Wildlife Management Area
Highest and Best Use:			Wildlife Management Area
Agency Projected Use:			Wildlife Management Area

The Texas Parks and Wildlife Department uses this site northwest of Wharton as a wildlife management area. The site was acquired in October 1995, from the Wintermann family. It is located off of FM 102 about 14 miles northwest of Wharton. The tract is fenced with no improvements. Surrounding land is primarily pasture land. The deed stipulates all farm allotment, and all other rights or privileges to receive government payments from farming operations, or participation in Federal or State farm programs has been reserved by members of the Wintermann family.

The appraisal shows highest and best use is for a recreational area, waterfowl habitat or agriculture purposes. Demand for small to medium acreage tracts in Wharton County is considered to be low. Most small acreage tracts are used for agricultural purposes. and there are no homes near the site.

Recommendation:***Retain for continued agency operations.***

ABOUT THE REPORT



The Evaluation Process

ABOUT THE REPORT

Statement of Purpose

Evaluation reports have been prepared in accordance with the Texas Natural Resources Code, Sections 31.151, et seq. The Act requires the Asset Management Division of the Texas General Land Office (GLO) to identify and evaluate designated state-owned real property and accomplish the following:

- determine current market value, and
- identify real property not being used or being substantially underused.

Appraisal Process

Appraisals are performed by GLO staff or outside third party, whose findings are contained in reports on file in the Agency's Appraisal Division. Field staff measure and examine buildings to determine structure, composition, and condition. Resulting data are processed using the Marshall and Swift Valuation Service to derive replacement and depreciation values. Using the Market Data approach, area markets are examined, and the current market value of the land is determined.

The 79th Legislative Session, HB 957 Section 1, now allows a restricted appraisal report to be performed on properties that have a retain recommendation. The value determination can be satisfied by information including only evidence of value as the Commissioner of the GLO deems appropriate. The properties that are recommended for sale will be evaluated with a full appraisal.

All findings are based on market data and conditions as of the appraisal date. GLO appraisers certify that in the case of values over one year old, markets have not changed to alter appraisal figures. Appraisers do not make forecasts of future trends not already indicated by current real estate activity.

Evaluation Process

Analysis

The GLO analysis staff reviews appraisal findings and performs additional research to determine the following:

- pattern of land utilization for each facility
 - ◆ land that is economically underutilized
 - ◆ land not being used for agency or facility functions
- development potential for underutilized/unused property

This analysis should be viewed as a preliminary feasibility study which identifies potential alternate uses. Additional research would be necessary prior to marketing the property to insure accurate forecasts of land use, income streams, transaction costs, and implementation scenarios.

The Evaluation Process



Definition of Terms

Evaluation reports may employ the terms defined below.

Market Value -

The amount one can expect to receive if the property were sold on the open market.

Also:

The highest price which a property will bring if offered for sale in the open market, with reasonable time allowed to find a knowledgeable buyer and assuming reasonable financing terms. This definition implies the concept of a willing buyer and seller, neither of whom is put under undue duress and both having been given time to consummate the sale.

As a result of rounding, market value is not expressed as the sum of land, improvements, and site improvements that are reported.

Highest and Best Use -

The most profitable, likely, legal use to which a property can be placed. It is that which may be reasonably expected to produce the greatest net return and/or enjoyment over a given period of time.

Floor-to-Area Ratio (FAR) -

A measure of development intensity used to judge relative land utilization. FAR is the ratio of built gross floor area compared to the gross site area. This factor is a useful index of economic efficiency when compared with typical FARs for given categories of use.

Value Ratio of Land to Buildings -

A measurement that indicates the time when replacement of the current use is economically justified, i.e., when the value of the cleared land exceeds the value of the original property (land and buildings). As the ratio approaches 1:1, costs of maintaining present operations versus alternate use of the asset should be examined and relocation criteria determined.

Grade -

The horizontal elevation of a finished surface of the terrain from where a height will be measured.

Lot -

A parcel with a separate number or other designation as shown on a plat.

Open Space -

An outdoor or unenclosed space, located on the ground, designed and accessible for public use.

ACKNOWLEDGEMENTS



Acknowledgements

The Texas General Land Office gratefully acknowledges the generous assistance of the following people who contributed to this report:

Mr. Robert L. Cook, Executive Director, Texas Parks and Wildlife Department

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